

OVERLOOK AT INVERNESS



327 INVERNESS DRIVE SOUTH | ENGLEWOOD, CO 80112



115,759 SF CLASS A, SINGLE TENANT OPPORTUNITY FOR LEASE OR SALE

FOR LEASING AND SALE INFORMATION, PLEASE CONTACT:

Robert Whittelsey
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Overlook at Inverness, 327 Inverness Drive South, is a 115,759 SF state-of-the-art single-tenant building opportunity in secluded Inverness Park.

- Near the luxury and convenience of the 302 room Inverness Golf Club, home of the 18-hole, 150-acre championship golf course.
- Close proximity to The Colorado Athletic Club featuring over 135,000 SF of active sports and fitness facilities.
- Easily accessible via County Line Road to The Park Meadows Regional Shopping Center.
- Access to both Dry Creek Light Rail Station and County Line Station via the South Inverness Call-n-Ride, running every 10 minutes during peak times.



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PROJECT OVERVIEW

Efficient Open Floor Plate



REDUNDANT
POWER



EFFICIENT OPEN
FLOOR PLATES



LIGHT RAIL ACCESS
VIA CALL-N-RIDE



FIBER OPTIC
TELECOMMUNICATIONS



DESIGNED FOR HIGH-
DENSITY OCCUPANCY

QUICK FACTS

SF AVAILABLE:	115,759 SF
FLOORS:	Three (3)
RATE:	Negotiable
PARKING:	5 : 1,000
SIGNAGE:	Building monument signage available
DENSITY:	The past occupant staffed the building with 711 employees
POWER:	Redundant power is supplied by two Xcel Energy power stations and an automatic transfer over switch

BUILDING FEATURES:

- Efficient, expansive floor plates
- 6" raised floor provides maximum furniture and cabling flexibility
- Full service kitchen with hot grill and equipment
- Western-facing views
- Loading dock with dedicated freight elevator
- Abundant natural light for all employees



Maximum Natural Light



Building Monument Signage Available

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SURROUNDING AMENITIES



OVERLOOK
AT INVERNESS

RESTAURANTS

- A** Kraft Pizza
- B** Sun Cafe
- C** Fleming's Prime Steakhouse and Wine Bar
- D** Sandwich Board, Spotted Dog, Baca Colorado Cuisine, Garden Terrace at The Inverness Hotel
- E** J Alexander's
- F** Rock Bottom, Longhorn Steakhouse
- G** Wahoo's Fish Taco, Genghis Grill
- H** Jason's Deli
- I** Garbanzo Mediterranean Grill, Tokyo Joe's, MOD Pizza
- J** Chipotle Mexican Grill, Buffalo Wild Wings Grill and Bar
- K** Season's 52
- L** P. F. Chang's
- M** California Pizza Kitchen
- N** Earl's Restaurant, Thai Basil
- O** Yard House, The Cheesecake Factory, Brio Tuscan Grille, La Sandia, White Chocolate Grill, Park Meadows Food Court
- P** Chick-Fil-A
- Q** Red Lobster
- R** Starbucks, TGI Friday's, SmashBurger, Which Wich

- S** Cold Stone Creamery
- T** 303 Coffee Company, Pho Khang, Mad Greens
- U** Panera Bread, Mimi's Cafe
- V** Sweet Tomatoes, Mellow Mushroom, Rio Grand Mexican Restaurant
- W** Jimmy John's, Starbucks
- X** Cranelli's Italian Restaurant
- Y** Racca's Pizzeria Napoletana, Eddie Merlot's, Metropolitan Bar and Grill
- Z** Maggiano's Little Italy

FITNESS

- 1** Colorado Athletic Club
- 2** ATO Fitness
- 3** Inverness Golf Club
- 4** Colorado Home Fitness
- 5** Tru Fit Athletic Club



LODGING

- 1** The Inverness Hotel
- 2** Homewood Suites by Hilton
- 3** Courtyard Denver South
- 4** Residence Inn Denver South
- 5** TownePlace Suites DTC
- 6** Hyatt Place Denver South
- 7** Extended Stay America
- 8** Element Park Meadows
- 9** Ramada Hotel and Suites
- 10** Hilton Garden Inn, Denver Marriott South, Hampton Inn and Suites

BANKS

- 1** Bank of the West
- 2** TCF Bank
- 3** Chase Bank
- 4** Wells Fargo
- 5** Wells Fargo
- 6** Core First Bank and Trust

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FACT SHEET

LANDLORD:	Inverness Owner, LLC
LEASING BY:	Colliers International
PROPERTY MANAGEMENT:	CBRE
RENOVATION ARCHITECT:	Elsy Studios
YEAR BUILT / YEAR RENOVATED:	1997 / 2015
PARKING RATIO:	5 : 1,000
BUILDING SIZE:	115,759 SF
STORIES:	Three (3)
PRIMARY BUILDING SITE (ACRES):	7.9 acres
ELEVATORS:	2 passenger elevators and 1 freight elevator
CONSTRUCTION:	Precast on steel with ribbon glass. Interior and perimeter grade beams and reinforced concrete slabs-on-grade supporting load bearing walls and columns.
HVAC:	Two 120-ton rooftop package HVAC units. These units circulate conditioned air to tenant spaces with fan-powered, DDC-controlled, VAV terminal boxes and perimeter slot diffusers. Heat is provided to the VAV boxes via a heat loop fed from a penthouse mounted 3,420-MBH Peerless water/steam boiler and two 275-gpm Aurora pumps. The building has an Invensys Building Automation System.
FIBER:	The park has multiple fiber providers, with access provided via the conduit from the Metro District. Fiber providers to the building are Century Link and Telenet International.
ELECTRICAL:	Xcel Energy provides underground electrical service to one 480/277-volt pad-mounted transformer. First floor 3,000-amp, 480/277-volt, 3-phase/4wire main switchgear serves electrical closets with 277/480-volt 3-phase 4-wire service, and dry-type step-down transformers provide 120/208-volt 3-phase 4-wire service at each floor.
FIRE / LIFE SAFETY SYSTEMS:	Annunciated smoke detectors are located throughout building. Pull stations are located at the entrance to each stairwell and in the lobbies. A fully-addressable Notifier NFS-3030 fire alarm panel is located in a first floor fire room. A portion of the external loading dock is sprinkled with a dry pipe system, and the office building is fully sprinkled with a wet pipe system pressurized by a 1,000-gpm fire pump driven by a 100-hp electric motor.
GREEN INITIATIVES:	To conserve resources and generate long-term financial benefits, we have implemented a best practices program. Components include green cleaning, and no-cost and low-cost energy savings measures. With occupancy, we will institute aggressive recycling program including cardboard, electronics and lighting. We also have a proactive and comprehensive tenant communications program, and encourage participation in public transportation programs.

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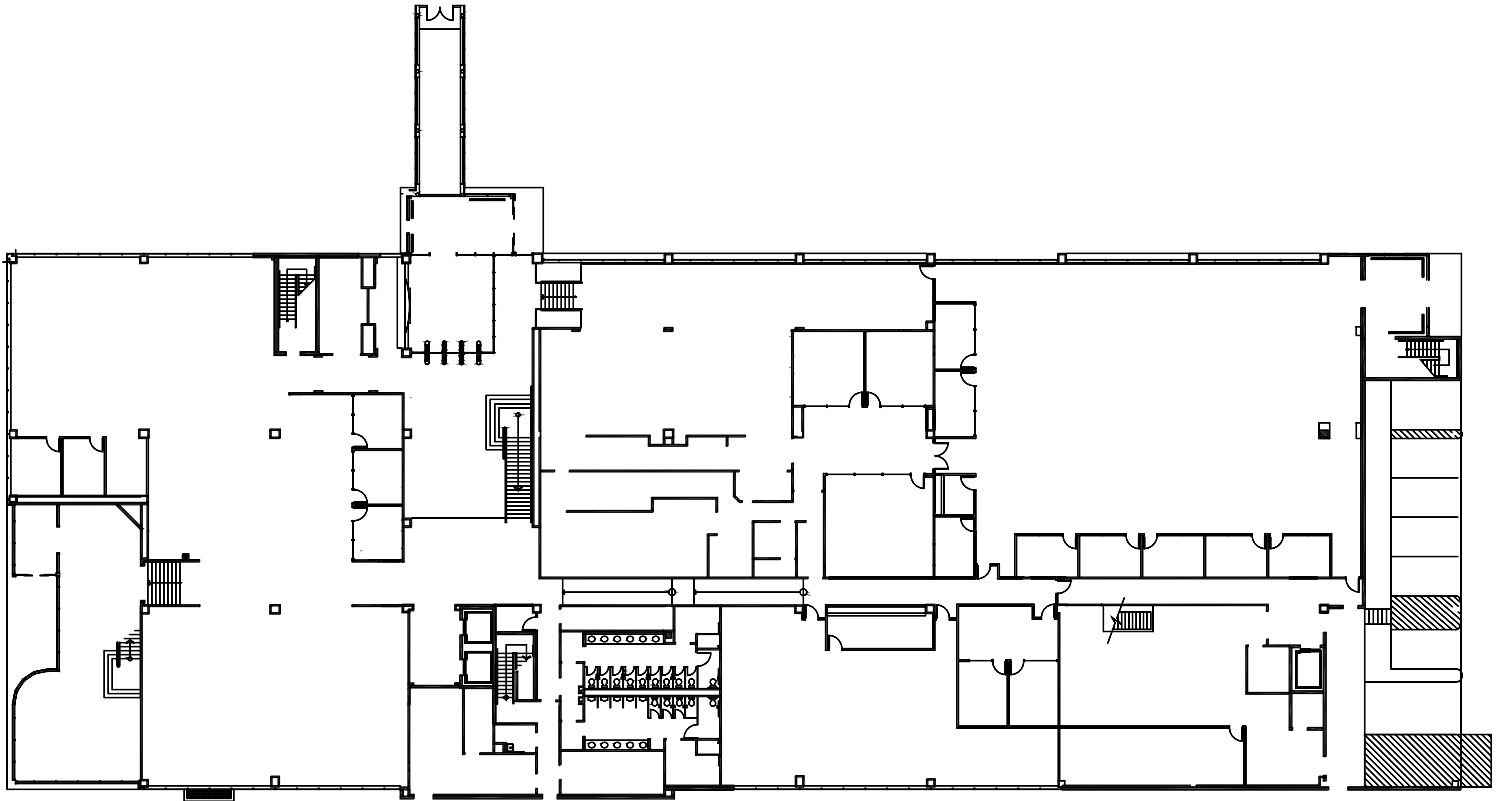
OVERLOOK AT INVERNESS



FIRST FLOOR

36,221 RSF

327 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112



NOTE: DRAWING NOT TO SCALE

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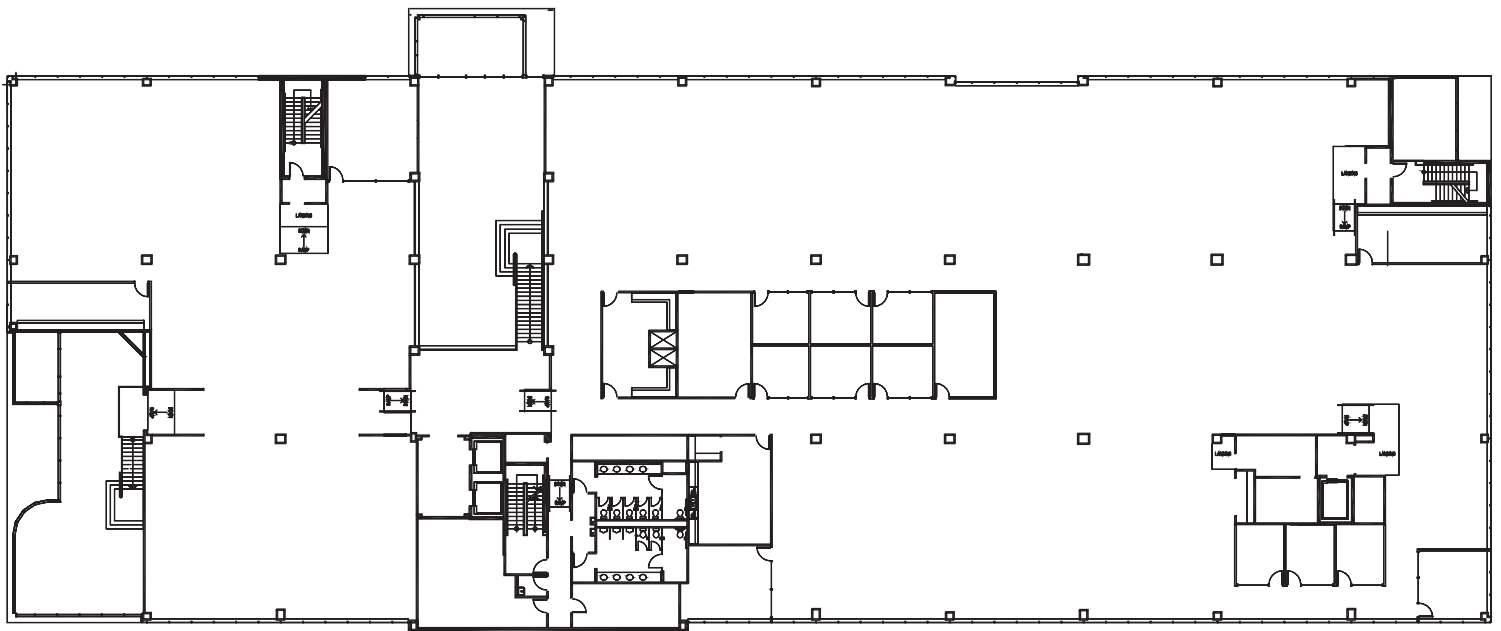
OVERLOOK AT INVERNESS



SECOND FLOOR

37,310 RSF

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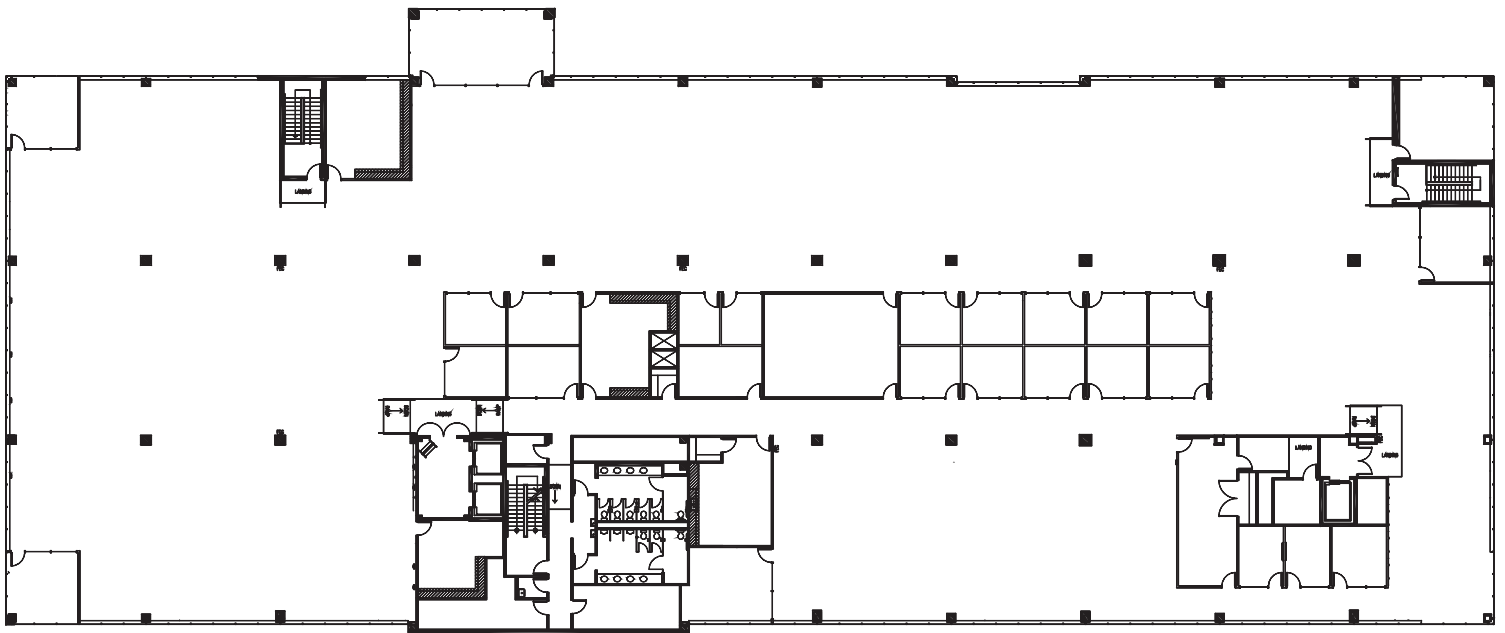
OVERLOOK AT INVERNESS



THIRD FLOOR

42,228 RSF

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