

313-317

INVERNESS WAY SOUTH

ENGLEWOOD, CO 80112



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1

Building

72,427

Square Feet

5.537

Acres

0

Vacant Units

100%

Leased

6

Tenants

313-317 Inverness Way South represents the rare opportunity to acquire a quality flex industrial project in the Southeast Submarket, Denver's primary suburban submarket. The property is located in the high-image Inverness Business Park environment, which consists of 980 master-planned acres, and is within the submarket with the strongest flex concentration and demand in the entire metro area. The area is enriched with strong housing density and some of the most desirable neighborhoods in the country. The spectrum of housing includes executive, middle management, and work force options. In the immediate vicinity are Park Meadows Mall and surrounding power centers directly across I-25 headlining nearly 11.0 MSF of

retail within a 3-mile radius, several hotels including the Hilton Inverness Hotel and Conference Center featuring an 18-hole golf course and resort, and numerous restaurants ranging from QSR to high-end steak houses.

The property has ample parking with 3.3 spaces per 1,000 square feet which is ideal for the product type and the area. With 4.49 years of WALT at the project, investors are able to achieve stable cash flow while pushing value through market play with rents on average 8% below market. The subject is perfectly catered to primary submarket demand, offering smaller suite sizes with the flexibility to accommodate a variety of uses.



**WELL-ESTABLISHED LOCATION WITH
PHENOMENAL DEMOGRAPHICS AND
ACCESS TO THE ENTIRE METRO**



**VERSATILE PROJECT OFFERS IDEAL
DEMISABILITY AND IS PERFECTLY
CATERED FOR THE SUBMARKET**



**LOCATED IN THE HIGHEST-DENSITY
FLEX SUBMARKET AND DENVER'S
PRIMARY SUBURBAN SUBMARKET,
THE SOUTHEAST**



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Arapahoe Road

**CENTENNIAL
AIRPORT**

313-317
INVERNESS WAY SOUTH
ENGLEWOOD, CO 80112

County Line Road

**Park
Meadows
Mall**

**Inverness
Parkway**



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