313-317 INVERNESS WAY SOUTH ENGLEWOOD, CO 80112



313INVERNESSSALE.COM

CLICK TO VIEW OFFERING MATERIALS

1 72,427 5.537 0 100% Building Square Feet Acres Vacant Units Leased

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.

Tenants

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 mark to 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

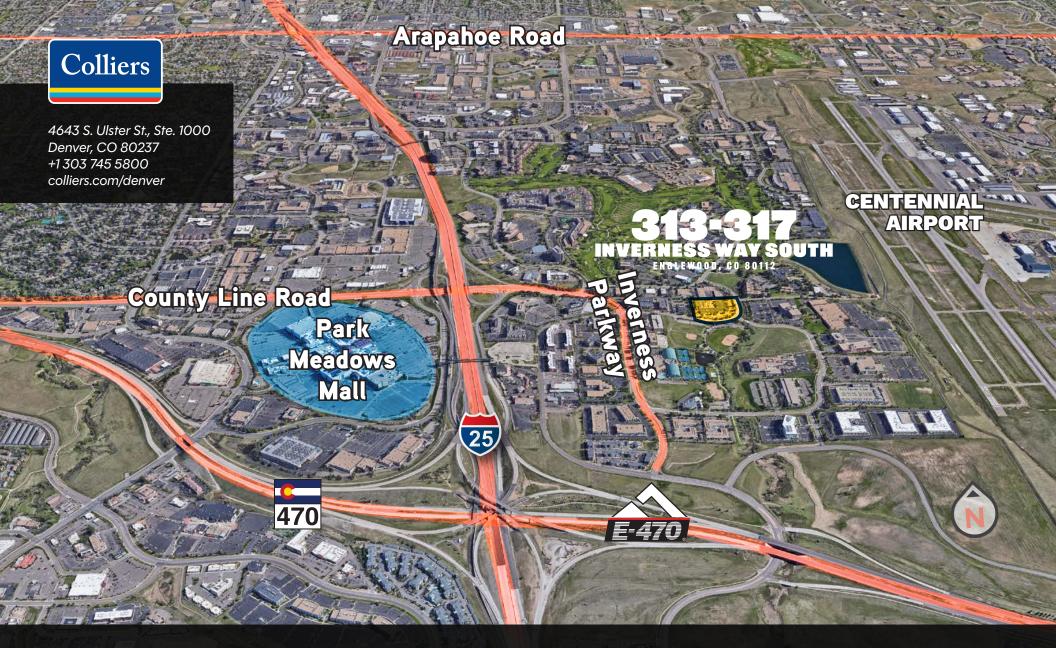
co sinch



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



T.J. Smith, SIOR +1 303 283 4576 tj.smith@colliers.com Nick Rice +1 720 833 4620 nick.rice@colliers.com Brad Calbert, ULI, NAIOP +1 303 283 4566 brad.calbert@colliers.com David Hazlett +1 303 283 4573 david.hazlett@colliers.com Tim Morris +1 720 833 4630 tim.morris@colliers.com

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.