

CALL FOR OFFERS OCTOBER 21, 2025

313-317

INVERNESS WAY SOUTH

ENGLEWOOD, CO 80112

313INVERNESSSALE.COM

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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, 100% leased flex industrial project in the Southeast Submarket, Denver's primary suburban submarket. The asset offers investors fully-stabilized cash flow in an infill location in the submarket with the strongest flex concentration and demand in the entire metro area. Vacancy in the submarket has contracted over 200 bps over the past two years, driving rental growth of 9.7% over the same timeframe. As developable land has quickly dwindled in the submarket, the project is irreplicable, and is offered at an extreme discount to replacement cost. The rent roll is comprised of a diversified tenant mix ranging from service-oriented users to lab to the main Verizon switch for the southeast metro area; all representing "sticky" tenants who limit rollover risk while offering future mark-to-market play as their leases roll. The building of-

fers a strong configuration and parking ratio at 3.3/1,000 SF that is ideal for the location and product type, while offering suite sizes that cater perfectly to primary submarket demand with the ability to accommodate a variety of flex uses. The current WALT is 4.49 years with in-place rents on average 8% below market.

The property is located in the high-image Inverness Business Park environment, which consists of 980 master-planned acres, and is surrounded by strong housing density ranging from work force to executive 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, and numerous restaurants ranging from QSR to high-end steak houses.



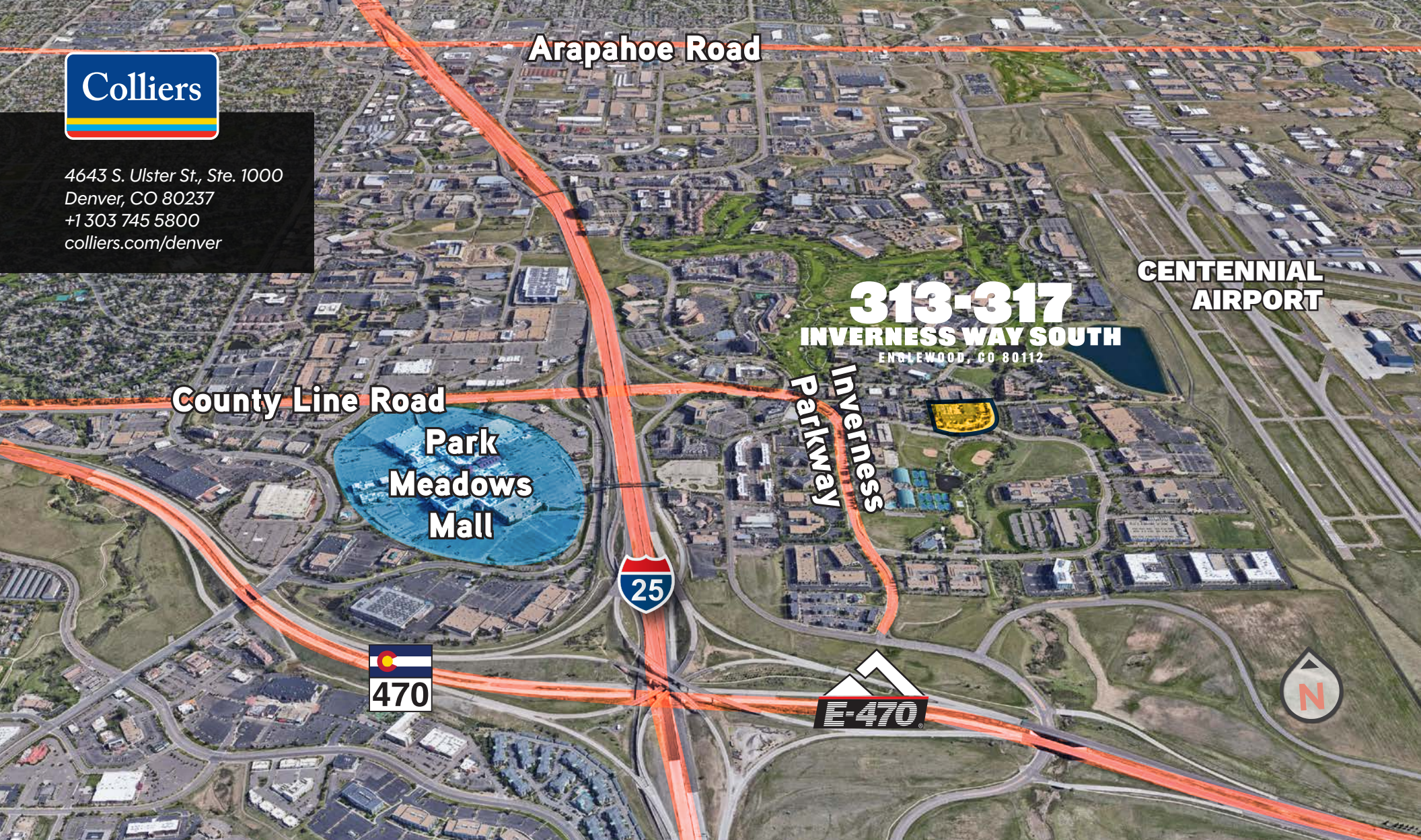
**WELL-ESTABLISHED LOCATION WITH
PHENOMENAL DEMOGRAPHICS AND
ACCESS TO THE ENTIRE METRO**



**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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