

*For LEASE*

**327 Inverness Dr. South**

**Englewood 80112**



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## Property Specifications

Office Available:	115,759 sf
Office Rate:	\$16.50/sf FSG
Warehouse Available:	21,012 sf
Warehouse Rate:	\$6-\$10/sf NNN
NNN:	\$5.00/sf
Commercial Kitchen & Cafeteria:	5,732 sf
Commercial Kitchen & Cafeteria Rate:	\$6,000/mo
Parking:	5:1,000 Ratio
Elevators:	2 passenger 1 freight
Ceiling Height:	9' - 18'
Year Built:	1997 (renovated 2015 & 2019)

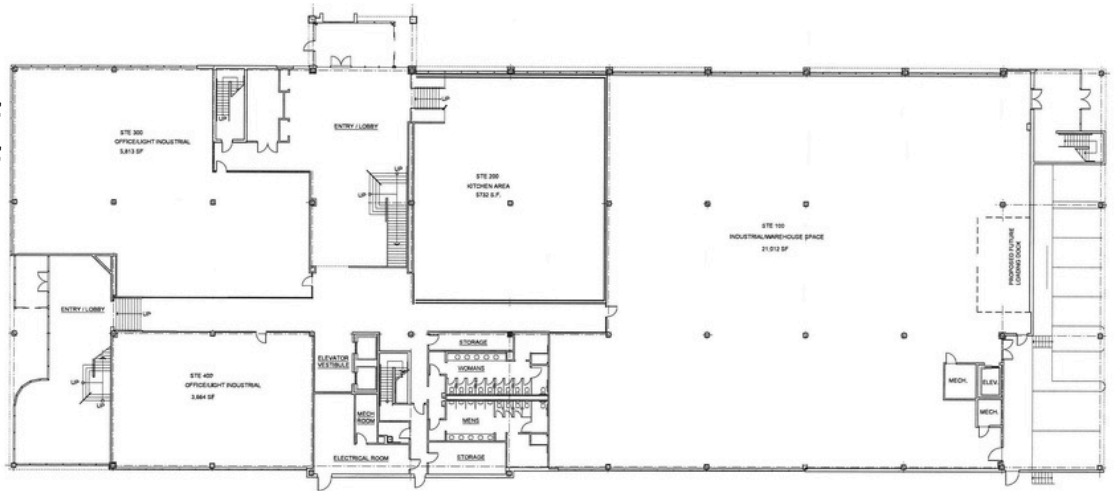


*\$1.50/sf  
Co-Op Fee*

# Floorplans

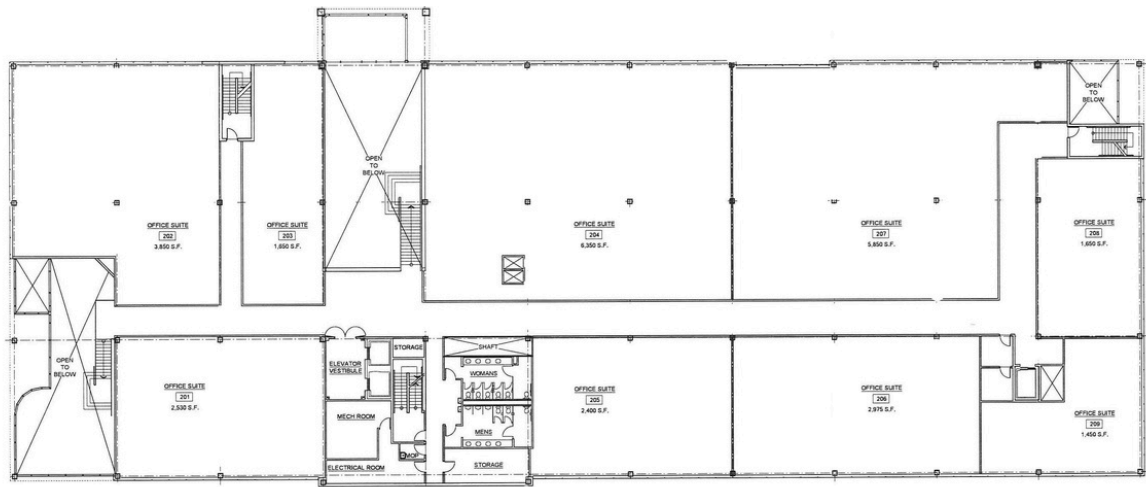
## 1st Floor

- 9,477 sf Office
  - Suite 300 - 5,813 sf
  - Suite 400 - 3,664 sf
- 21,012 sf Warehouse
- 5,732 sf Commercial Kitchen + Cafeteria



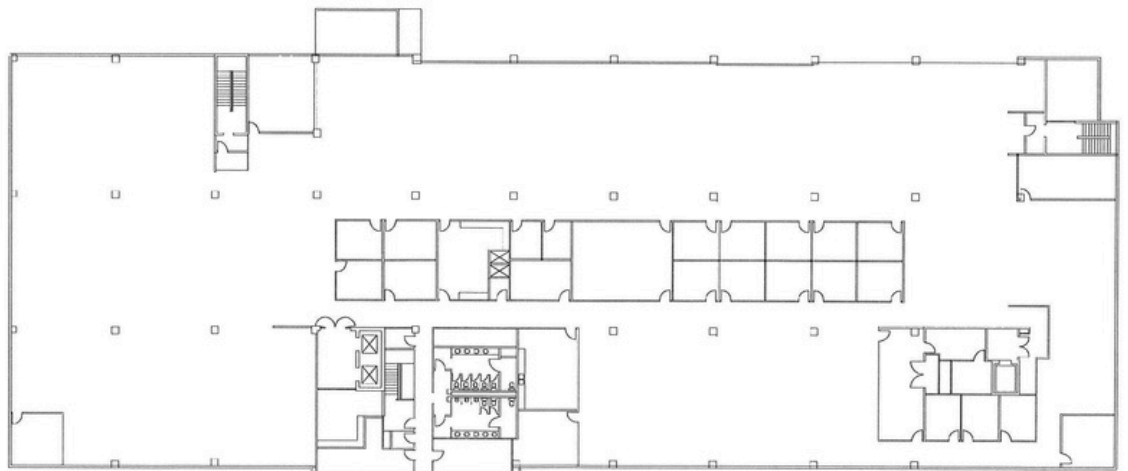
## 2nd Floor

- 37,727 sf Office
  - Suite 201 - 2,530 sf
  - Suite 202 - 3,850 sf
  - Suite 203 - 1,650 sf
  - Suite 204 - 6,350 sf
  - Suite 205 - 2,400 sf
  - Suite 206 - 2,975 sf
  - Suite 207 - 5,850 sf
  - Suite 208 - 1,650 sf
  - Suite 209 - 1,450 sf



## 3rd Floor

- 46,076 sf Office



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# Offering

The Overlook at Inverness, situated at 327 Inverness Dr. S. is a one of a kind opportunity to lease a class A building in one of Denver's most sought after sub-markets. Located directly on the southwest corner of Centennial Airport with convenient access to the Denver Tech Center, DIA, Downtown Denver and Colorado Springs, this building is a truly singular opportunity for a corporate headquarters or regional hub.



Fundamentally, the building is in excellent condition. The roof (2019), boiler (2024) and parking lot (2019) have all undergone either a major re-haul or complete replacement since 2019. The parking ratio is a monstrous 5:1,000 which will give your employees plenty of space to park. The building boasts efficient floorplates, a large commercial kitchen and cafeteria, raised pedestal flooring system (floors 2&3) for efficient power/data distribution, updated lobbies, loading dock, redundant power, fiber connectivity and numerous outdoor patio areas for an unprecedented all in one corporate setting.

Located within the Inverness Business Park and conveniently accessible via I-25, C-470, and E-470, this prime establishment boasts a wealth of amenities and is surrounded by highly desirable residential and corporate housing options. Situated within the sought-after Cherry Creek and Douglas County school districts, as well as near prestigious private high schools such as Regis Jesuit and Valor Christian, 327 Inverness Drive South presents an ideal setting for a corporate headquarters to establish a strong presence and capitalize on the myriad of offerings of the premier southeast submarket.

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**GENESEEE**  
COMMERCIAL  
GROUP, LLC

# Fundamentals



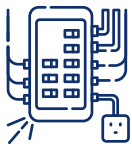
Ballasted EPMD single-ply membrane. Replaced 2019; 20 year warranty.



Fully sprinklered.



Reinforced concrete slabs on grade supporting load bearing walls



Redundant power. 120/208v 3-phase power to each floor.



CCTV with on-site monitoring capable. Magnetic key door locks.



Two (2) passenger cars and one (1) freight car.



Amenity rich trade area. Quick access to Park Meadows and hotels.



Convenient access to I-25, C-470 and E-470.



Adjacent to Centennial Airport which is one of the 25 busiest airports in the country.

2nd & 3rd Floors have 6" raised pedestal floor for flexible power/data distribution.

240 tons of cooling; Boiler replaced in 2024.

9' suspended ceiling heights. Slab to slab is 13'-13'6" (floors 2&3), 18' on 1st floor.

Inverness Water/Sanitation District provides water. 125 gallon rooftop hot water heater.

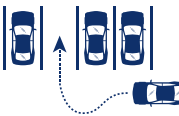
Two lobbies (west & north) with granite walls.

1:5,000 Parking Ratio. Parking lot renovated 2019.

Commercial kitchen and cafeteria with large seating/meeting area.

Patio and outdoor seating areas throughout business park.

Highly sought after covenant controlled Inverness Business Park.



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# Photos



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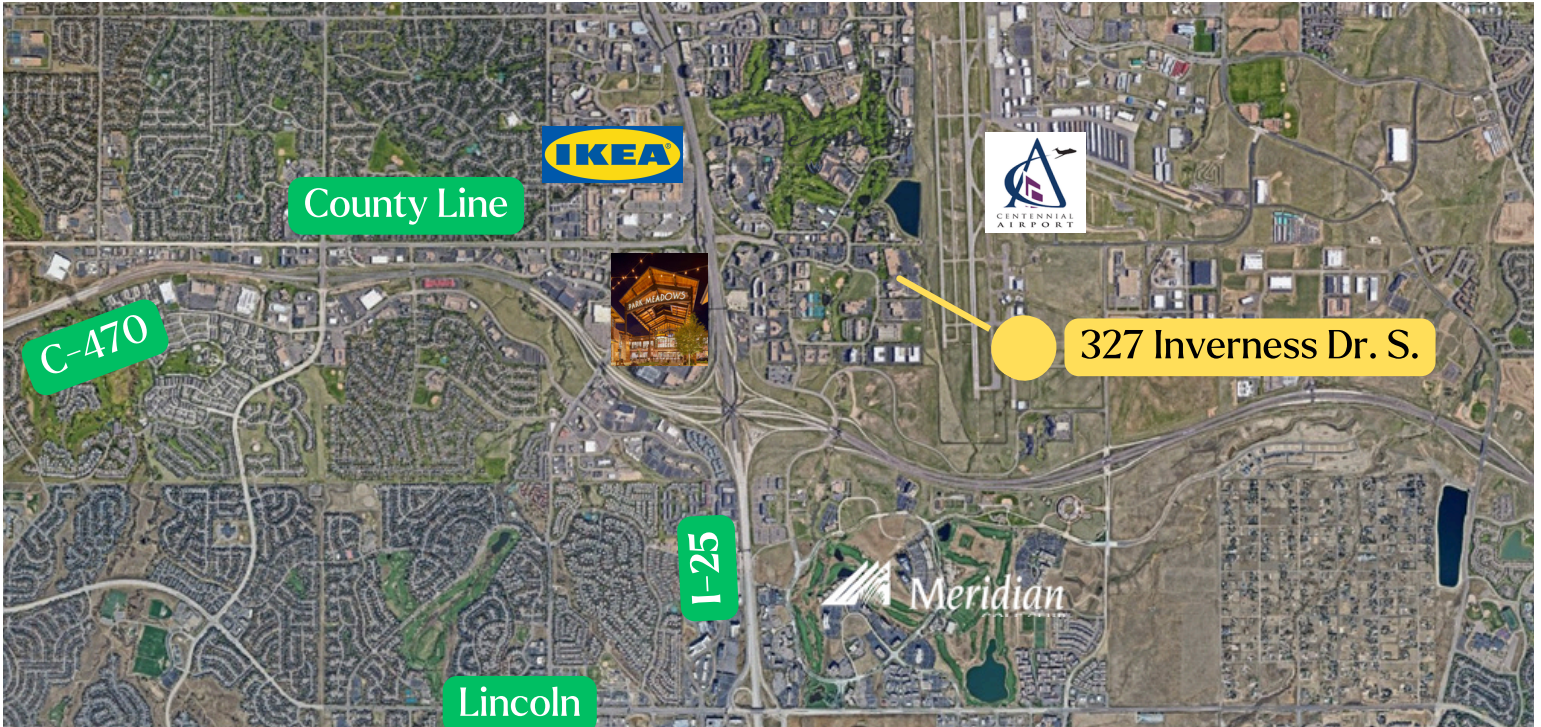
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# Maps



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