

# OFFICE PLAZA AT INVERNESS

6 INVERNESS COURT EAST  
8 INVERNESS DRIVE EAST  
10 INVERNESS DRIVE EAST  
ENGLEWOOD, CO 80112



188 INVERNESS DRIVE WEST, SUITE 150 | ENGLEWOOD, COLORADO 80112 | 303.799.9500 | [WWW.RISECPS.COM](http://WWW.RISECPS.COM)





## PROPERTY HIGHLIGHTS

Gross Rental Rate: \$20-22.00/RSF

Parking Ratio: 3.6/1,000

Lease Terms: 3-10 Years

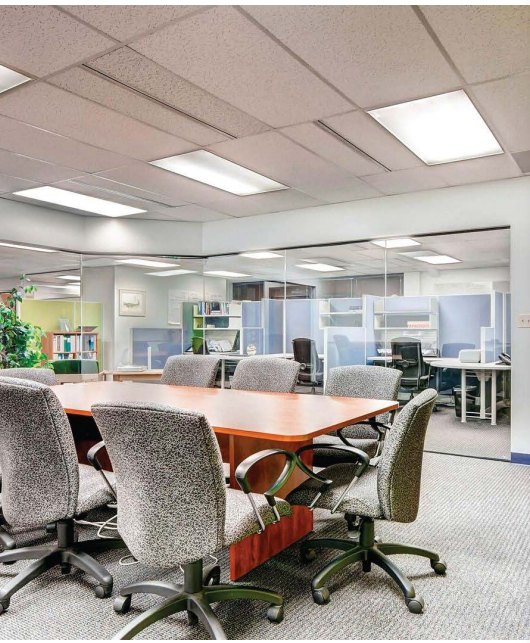
Three Building Complex:  
92,908 RSF Total

On-Site Deli/Restaurant:  
Sun Cafe

Upgraded Common Areas

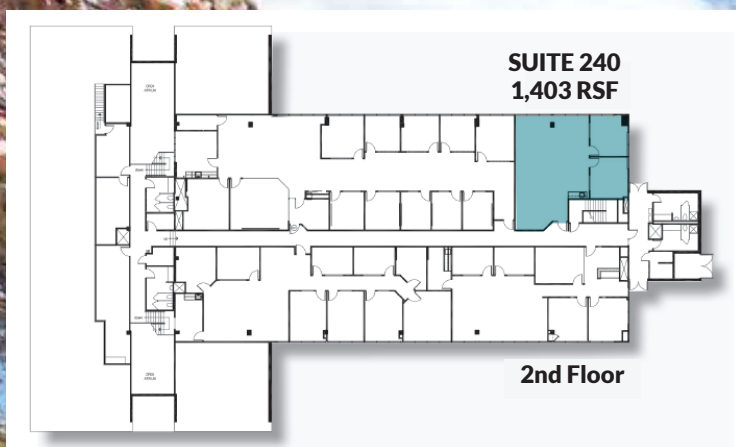
On-Site Property Management

Common Area Conference Room

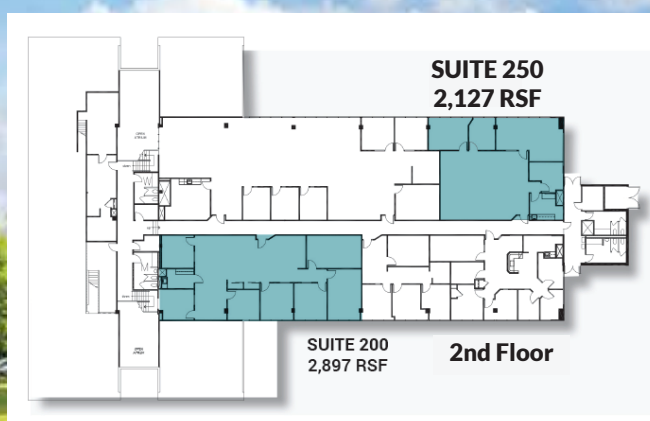
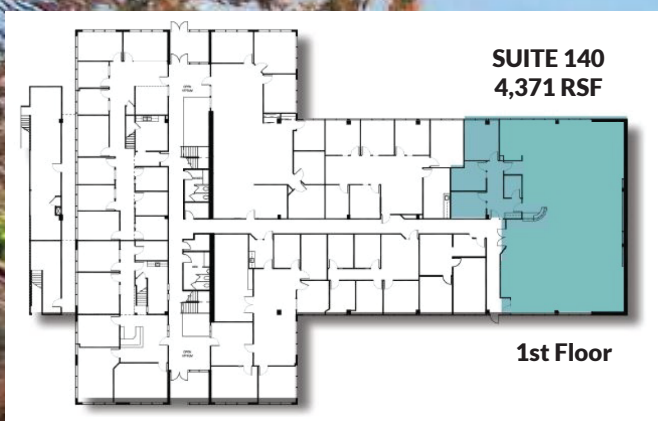




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## LOCATION IS EVERYTHING

- Light Rail Access from Call-n-Ride Bus on Property
- Near Park Meadows Mall and Centennial Promenade
- Convenient Access to I-25, C-470 & E-470
- Close to Hilton Denver Inverness Hotel
- Adjacent to Inverness Golf Course
- Close to Colorado Athletic Club at Inverness
- 15-Acre Inverness Municipal Park
- Vallagio Residential & Retail Projects Nearby
- Softball & Volleyball Fields, Jogging Trail
- Many Nearby Restaurants, Banking & Shopping

EXCLUSIVELY PRESENTED BY: RACHEL CANELLA | 720.274.8395 | RCANELLA@RISECPS.COM



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