

INVERNESS PARKWAY CENTER

365-369 INVERNESS PARKWAY | ENGLEWOOD, CO 80112

Inverness Parkway Center represents the rare opportunity to acquire three quality flex industrial buildings in Denver's primary suburban submarket, the Southeast. The properties benefit from strong connectivity with immediate access to I-25 and E-470 freeways. Inverness Parkway Center is located in the high-image Inverness Business Park environment 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, 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. Inverness Parkway Center further benefits from its proximity to Centennial Airport, which is among the busiest general aviation airports in the entire country.

The property has ample parking with over 4 spaces per 1,000 square feet and is offered with a diversified rent roll with scheduled annual rent increases and staggered expirations. **With 4.57 years of WALT** at the project, investors are able to achieve stable cash flow while pushing value via the lease up of the remaining vacancy. The subjects are perfectly catered to primary submarket demand, offering smaller suite sizes with the flexibility to accommodate a variety of uses. Since the beginning of 2023, **93.4% (296 of 317) of the leases signed in the Southeast Submarket have been for 30,000 SF or less.**

3

Buildings

116,315

Square Feet

10.045

Acres

1

Vacant Unit

87.8%

Leased

6

Tenants



Over \$3.6M capital investment by current ownership has transformed the property into flex industrial



Well-established location with phenomenal demographics and access to the entire metro



Versatile project offers ideal demisability and is outstanding compared to its competitive set

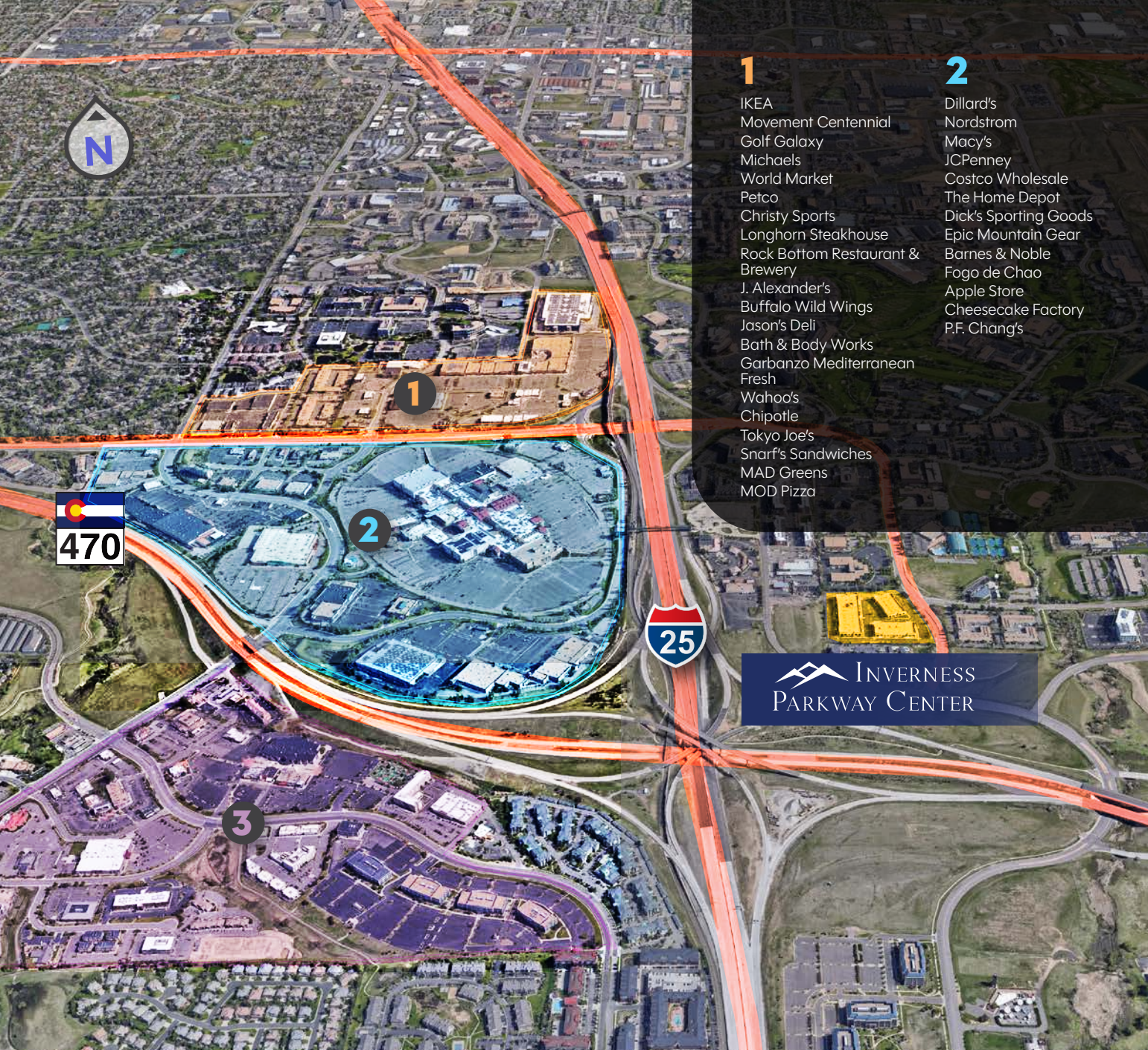


Located in the highest-density flex submarket and Denver's primary suburban submarket, the Southeast

IPCFlexSale.com

Click to view offering materials



**1**

IKEA
Movement Centennial
Golf Galaxy
Michaels
World Market
Petco
Christy Sports
Longhorn Steakhouse
Rock Bottom Restaurant & Brewery
J. Alexander's
Buffalo Wild Wings
Jason's Deli
Bath & Body Works
Garbanzo Mediterranean Fresh
Wahoo's
Chipotle
Tokyo Joe's
Snarf's Sandwiches
MAD Greens
MOD Pizza

2

Dillard's
Nordstrom
Macy's
JCPenney
Costco Wholesale
The Home Depot
Dick's Sporting Goods
Epic Mountain Gear
Barnes & Noble
Fogo de Chao
Apple Store
Cheesecake Factory
P.F. Chang's

3

Yard House
California Pizza Kitchen
Chick-Fil-A
In-N-Out Burger
Bank of America
Chipotle
Perry's Steakhouse + Grille
Lululemon
Starbucks
Tesla
Dairy Queen
Panda Express
Shake Shack

Bowlero
Regal UA Meadows
Red Rocks Church
PNC Bank
iFLY
Pasta Jay's
Panera Bread
Cranelli's
Subway
Starbucks
Jimmy John's

470

25

INVERNESS
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