

327 Inverness Dr. South

Englewood 80112



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Property Specifications

SALE PRICE:	\$10,302,551
Price/SF:	\$89/sf
SF:	115,759 sf
Floors:	3
Elevators:	2 passenger 1 freight
Parking:	5:1,000 Ratio
Year Built:	1997 (renovated 2015 & 2019)
Sprinklers:	Yes
Ceiling Height:	9' - 18'
Lot Size:	7.9 AC
Zoned:	Li (Englewood)
Taxes:	\$19,904 (2024)



Offering

The Overlook at Inverness, situated at 327 Inverness Dr. S. is a one of a kind opportunity to own a class A building in one of Denver's most sought after sub-markets. Located directly on the southwest corner of Centennial Airport with convenience access to the Denver Tech Center, DIA, Downtown Denver and Colorado Springs, this building is a truly singular opportunity for an owner-user to purchase a building at a below market price with little to no maintenance costs or upcoming capital improvements.



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.

Established in the Inverness Business Park with a quick gateway to I-25, C-470 and E-470 an amenity rich locale coupled with some of the highest sought after residential/corporate housing. Access to highly coveted Cherry Creek and Douglas County school districts as well as private high schools like Regis Jesuit and Valor Christian. 327 Inverness Drive South is a building suitable for a corporate headquarters to plant roots and take advantage of all the premier southeast submarket has to offer.

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Fundamentals



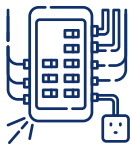
Ballasted EPMD single-ply membrane. Replaced 2019; 20 year warranty.



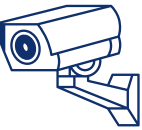
Fully sprinklered.



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.

City of Inverness provides water. 125 gallon rooftop hot water heater.

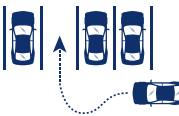
Two lobbies (west & north) with granite walls.

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.

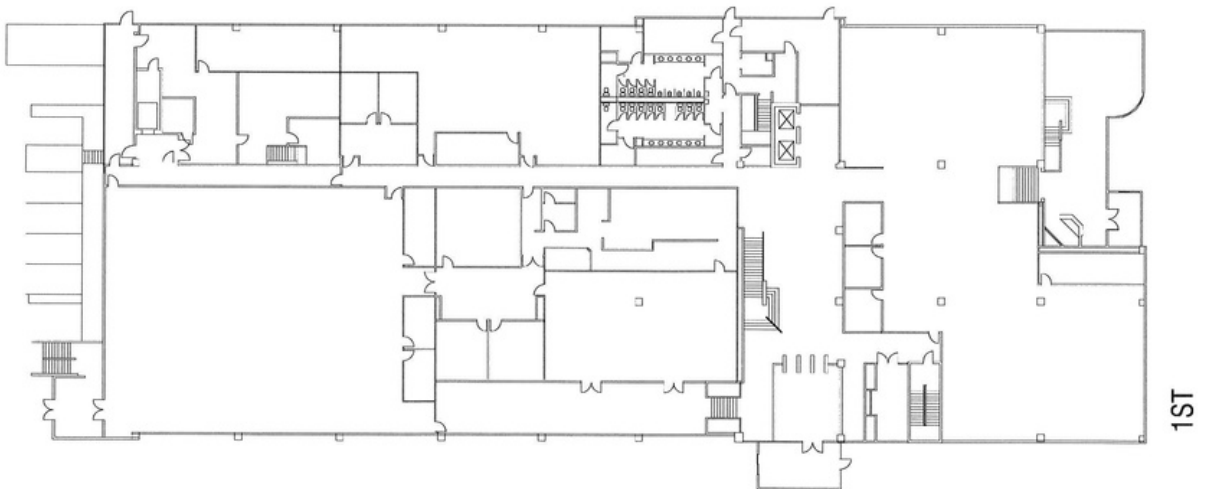
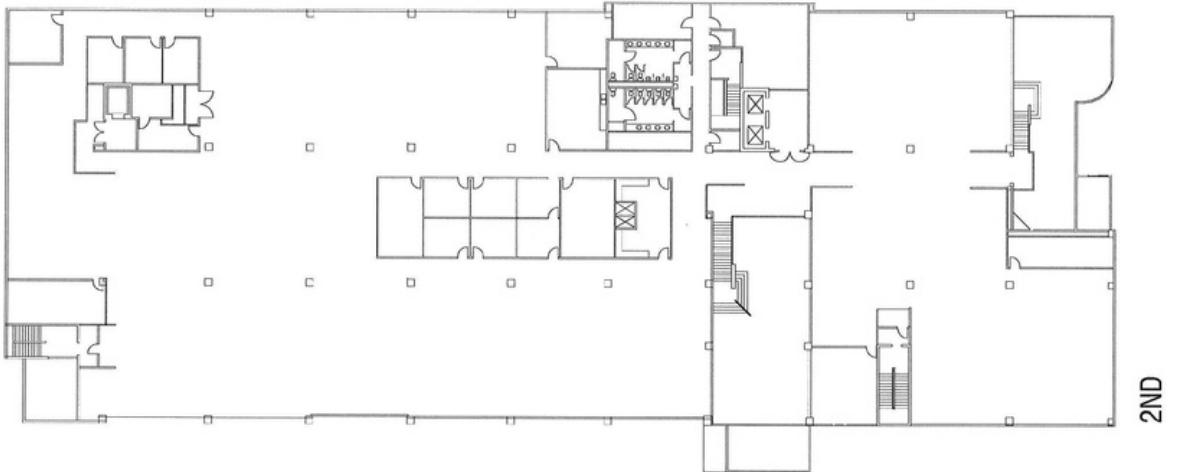
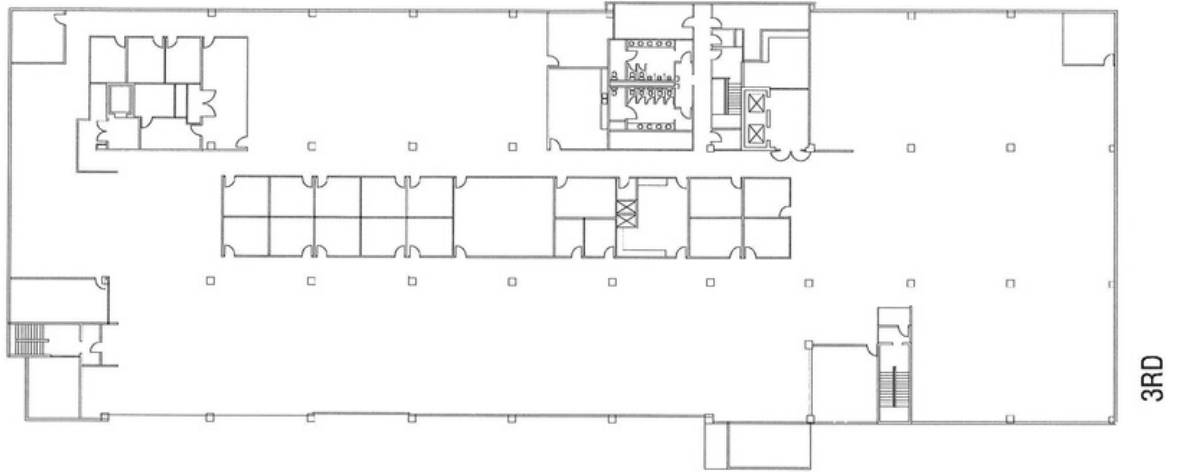
Highly sought after covenant controlled Inverness Business Park.



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Floorplans



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Photos



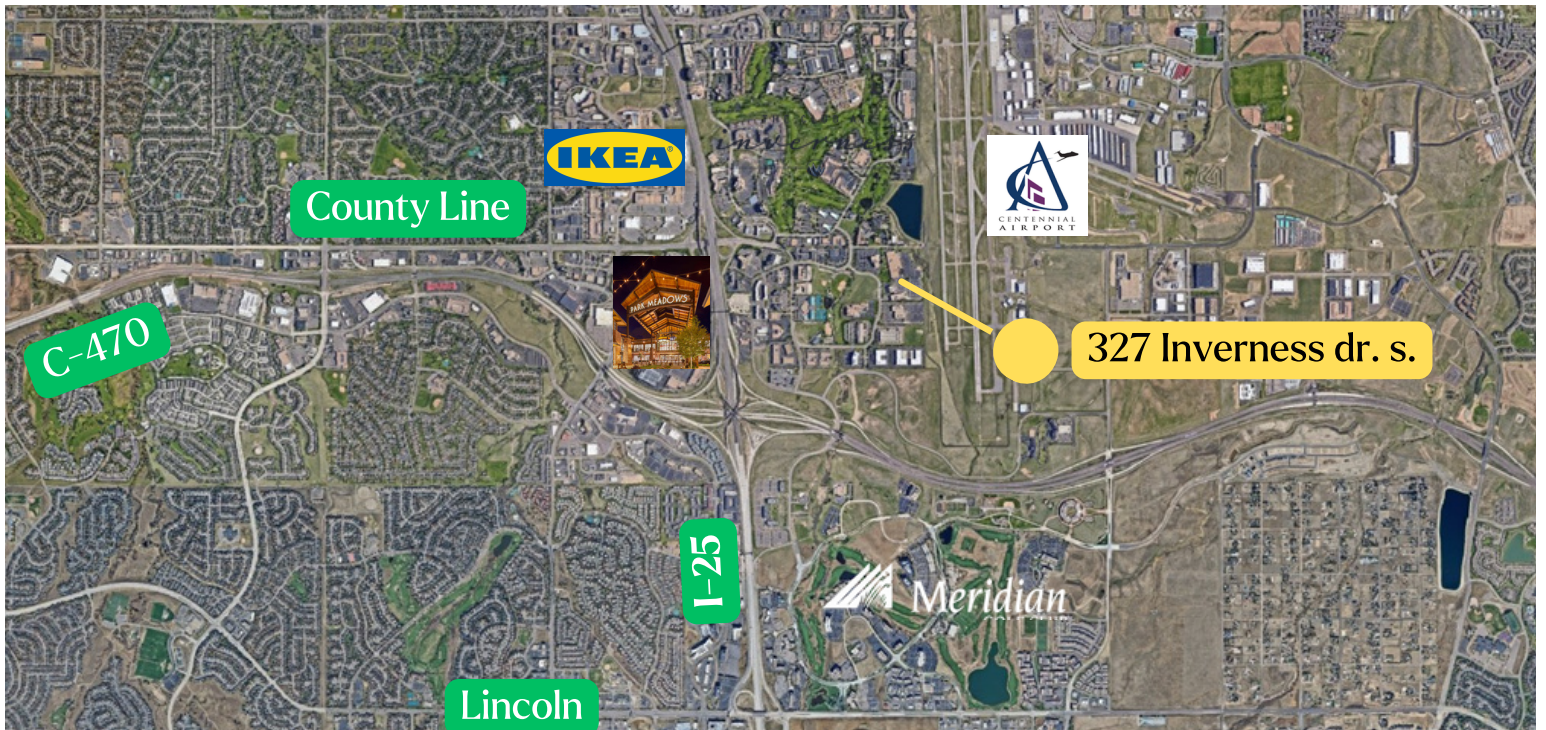
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Maps



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