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58 INVERNESS DRIVE EAST

PREMIER OFFICE SPACE FOR LEASE

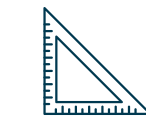
PMGREALTYCO.COM

The Greens at Inverness

OFFERING
MEMORANDUM

EXECUTIVE SUMMARY

The Greens at Inverness



2 office spaces available for lease



Built in 1981, renovation in 2012 & 2025



1.80 acre lot



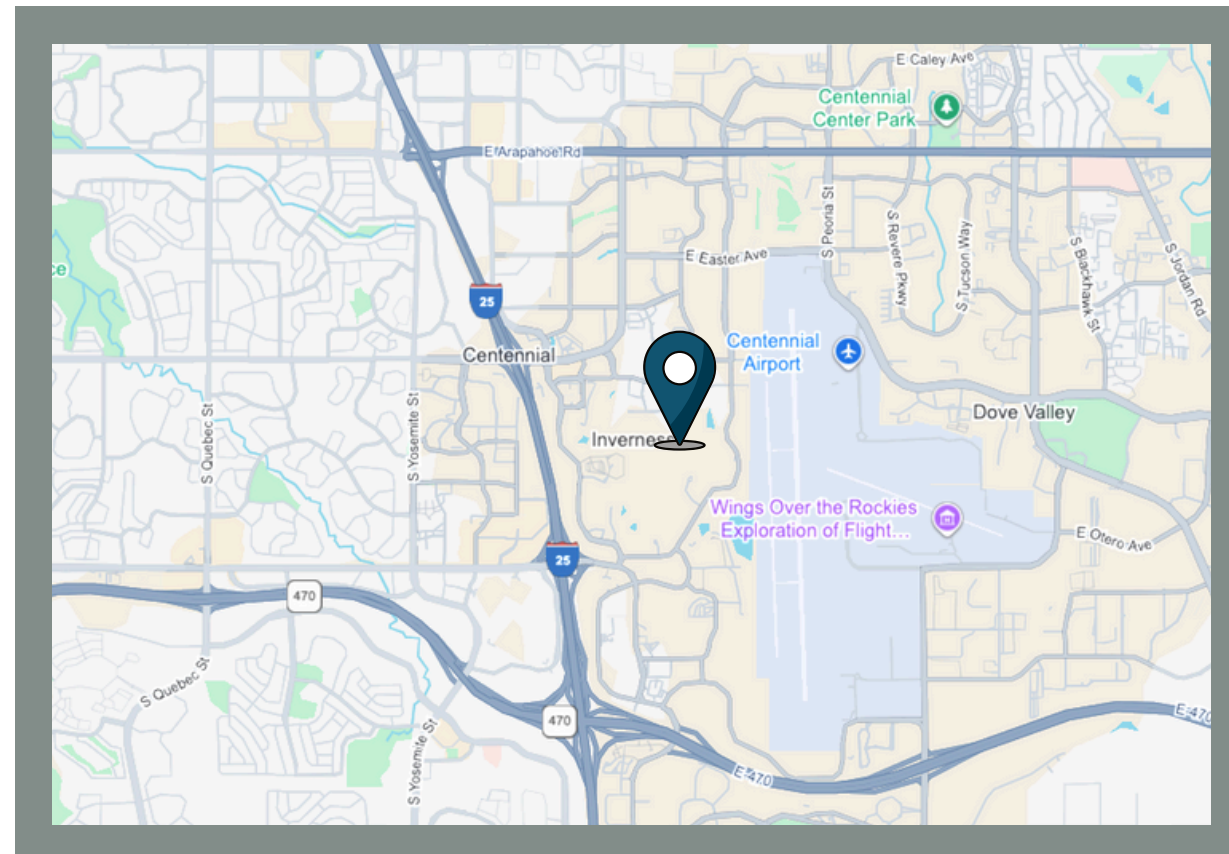
Class B Office



24,868 SF Building



Monument Signage



Breathtaking golf course views.



Light rail access.



Hydraulic elevator.



Bathrooms with showers on site.

58 Inverness Drive East is a boutique Class B office building prominently situated in the heart of Inverness Business Park. The property offers flexible office suites for lease ranging from 2,100 to 3,500 square feet, accommodating a wide variety of business needs.

Originally renovated in 2012 and currently undergoing a series of thoughtful upgrades, the building combines professional finishes with modern efficiencies, making it an ideal choice for companies seeking high-quality office space in Denver's dynamic south metro corridor. Positioned directly along the 15th hole of the Inverness Golf Course, tenants enjoy inspiring views and a unique work environment surrounded by open space and walking trails.

With a generous parking ratio of 3.86 stalls per 1,000 square feet, monument signage opportunities, and fully built-out, move-in ready suites, 58 Inverness delivers a seamless and elevated experience for businesses and their clients alike.

Conveniently located just minutes from I-25, E-470, and the Dry Creek Light Rail Station, the property offers exceptional accessibility. It is adjacent to the Colorado Athletic Club and the Hilton Inverness Hotel & Golf Club, providing unmatched convenience and a host of nearby amenities. Whether you're looking for a smaller professional suite or a larger office footprint, 58 Inverness combines flexibility, location, and lifestyle - all in one outstanding address.

AVAILABLE FOR LEASE



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SUITE 105

 = FOR LEASE




AVAILABLE SQUARE FEET **3,527**

RENT PER SQUARE FOOT **\$19/ SF**

LEASE TYPE **Full Service**

LAYOUT **An expansive 1st floor suite combining open collaborative space with dedicated offices and conference areas.**

SUITE 210

 = FOR LEASE



AVAILABLE SQUARE FEET **2,108**

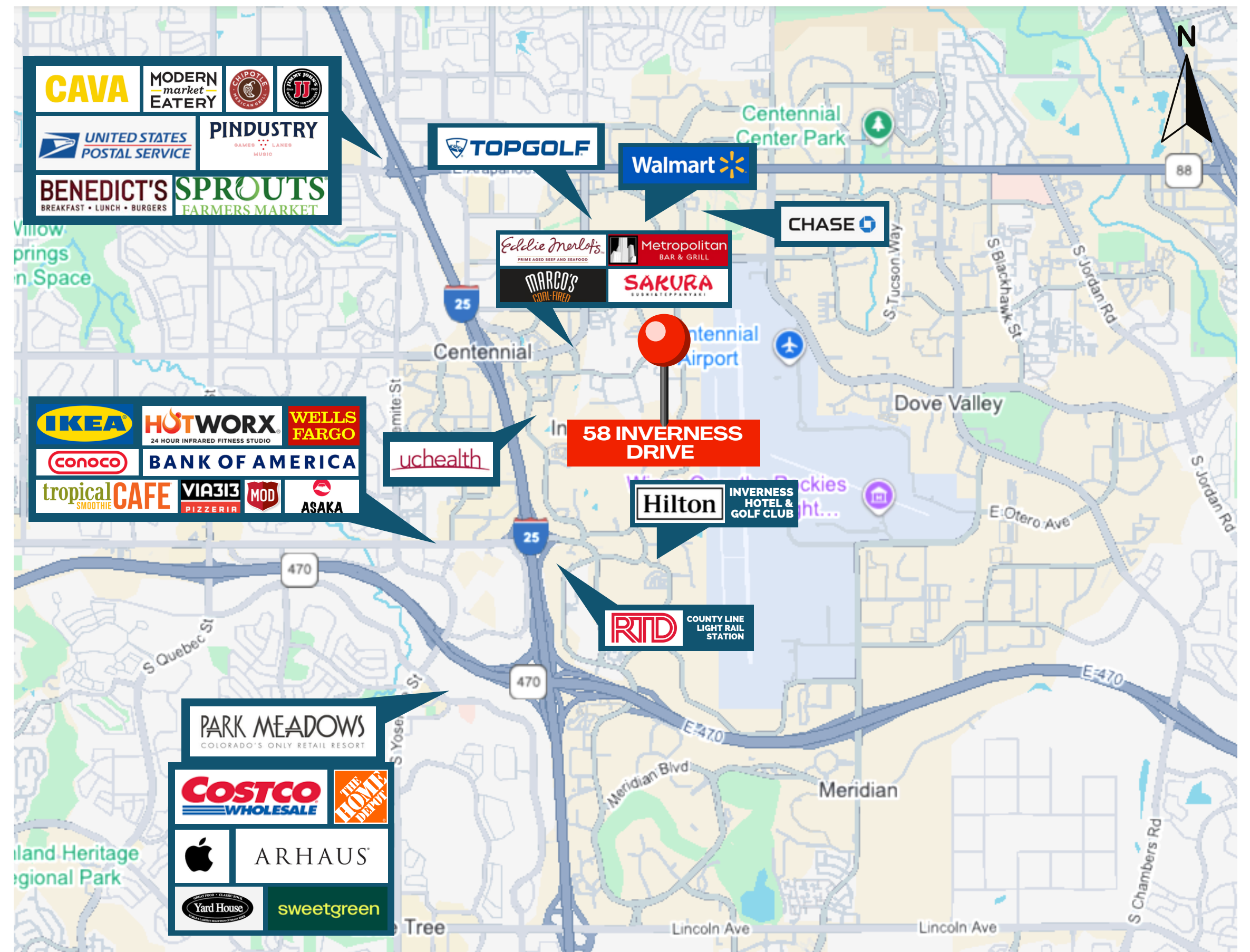
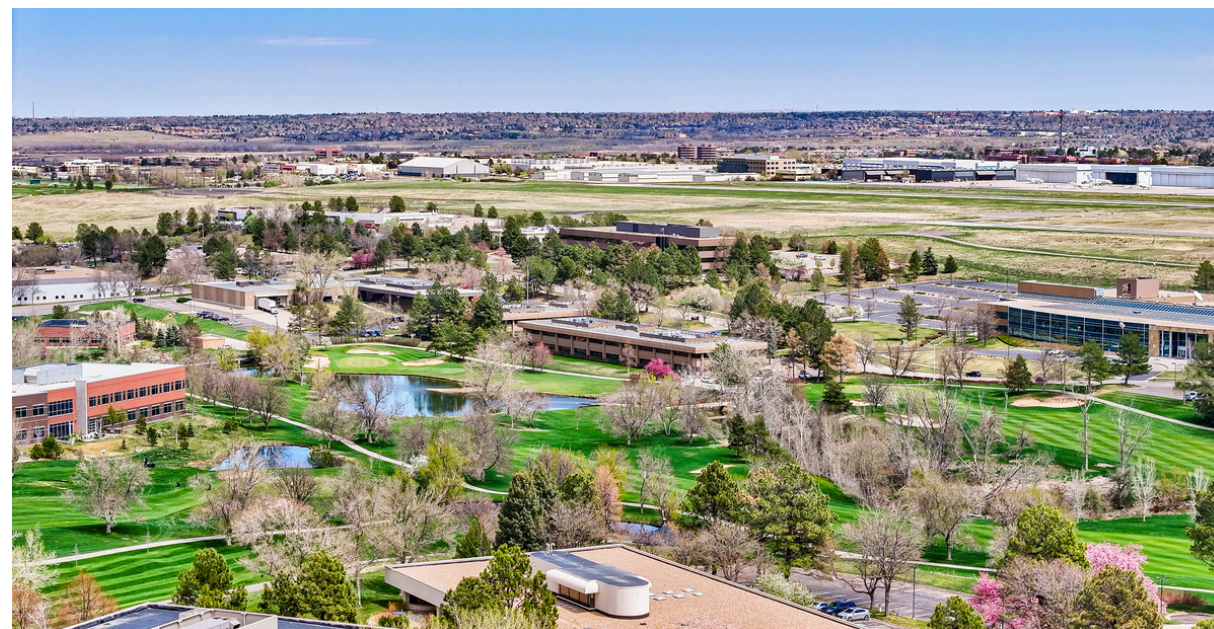
RENT PER SQUARE FOOT **\$19/ SF**

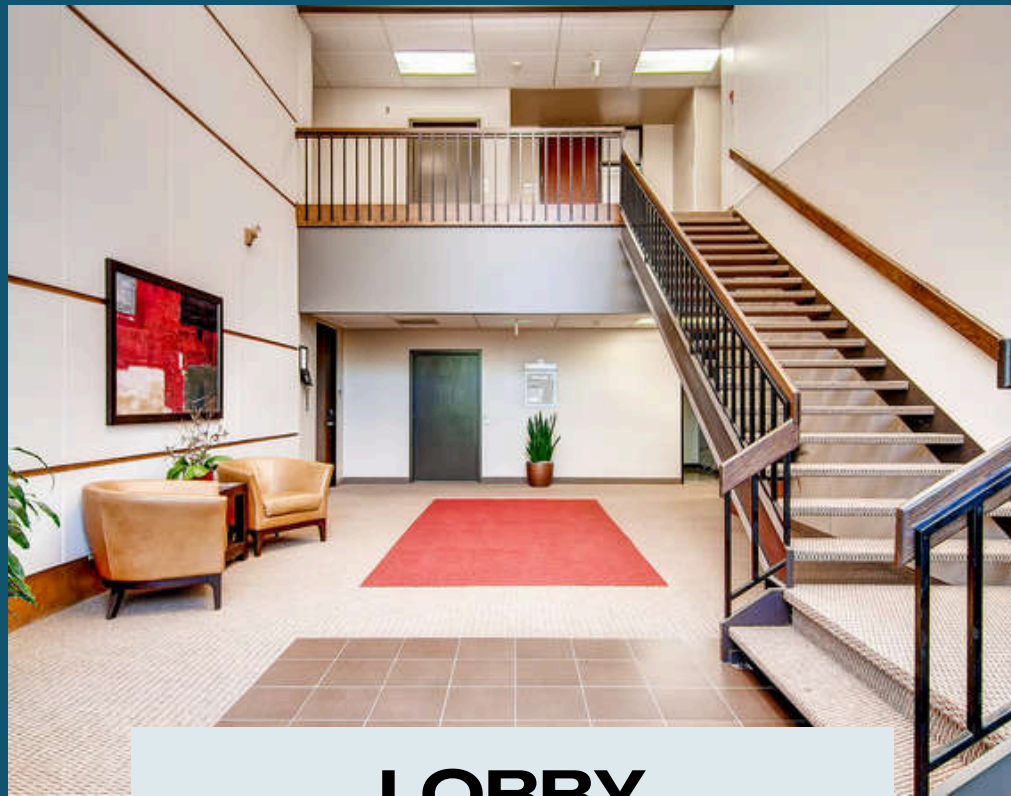
LEASE TYPE **Full Service**

LAYOUT **Bright open 2nd floor workspace with private offices, meeting rooms, and sweeping golf course views**

LOCATION & ACCESSIBILITY

<u>STREET</u>	<u>TRAFFIC VOLUME</u>	<u>DISTANCE FROM 58 INVERNESS DR E</u>
<i>Inverness Dr E</i>	9,358	0.17 mi
<i>S Lima St</i>	7,769	0.33 mi
<i>Inverness Dr N</i>	9,531	0.57 mi
<i>S Havana St</i>	38,010	0.63 mi





LOBBY



EXTERIOR



SUITE INTERIOR



SUITE INTERIOR



ENTRANCE



SUITE INTERIOR

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