

Office Condo Available Overlooking Inverness Golf Course

2 INVERNESS DRIVE EAST, SUITE 201

±6,258 SF OFFICE CONDO

FOR SALE OR LEASE



NEWMARK

nmrk.com

Keith Bell t 303-260-4332 keith.bell@nmrk.com

The Commons @ Inverness

2 INVERNESS DRIVE EAST, SUITE 201
±6,258 SF OFFICE CONDO

Location

Excellent location east of I-25 and County Line Road on the championship 18-hole Inverness Golf Course.

Adjacent to the Hilton Denver Inverness Hotel & Golf Club.

Numerous restaurants, shops, and banks in nearby Park Meadows Mall and Centennial Promenade.

County Line RTD Light Rail Station, and Colorado Athletic Club within walking distance.

Property Highlights

Suite 201 has three sides of glass with golf course views and three corner offices.

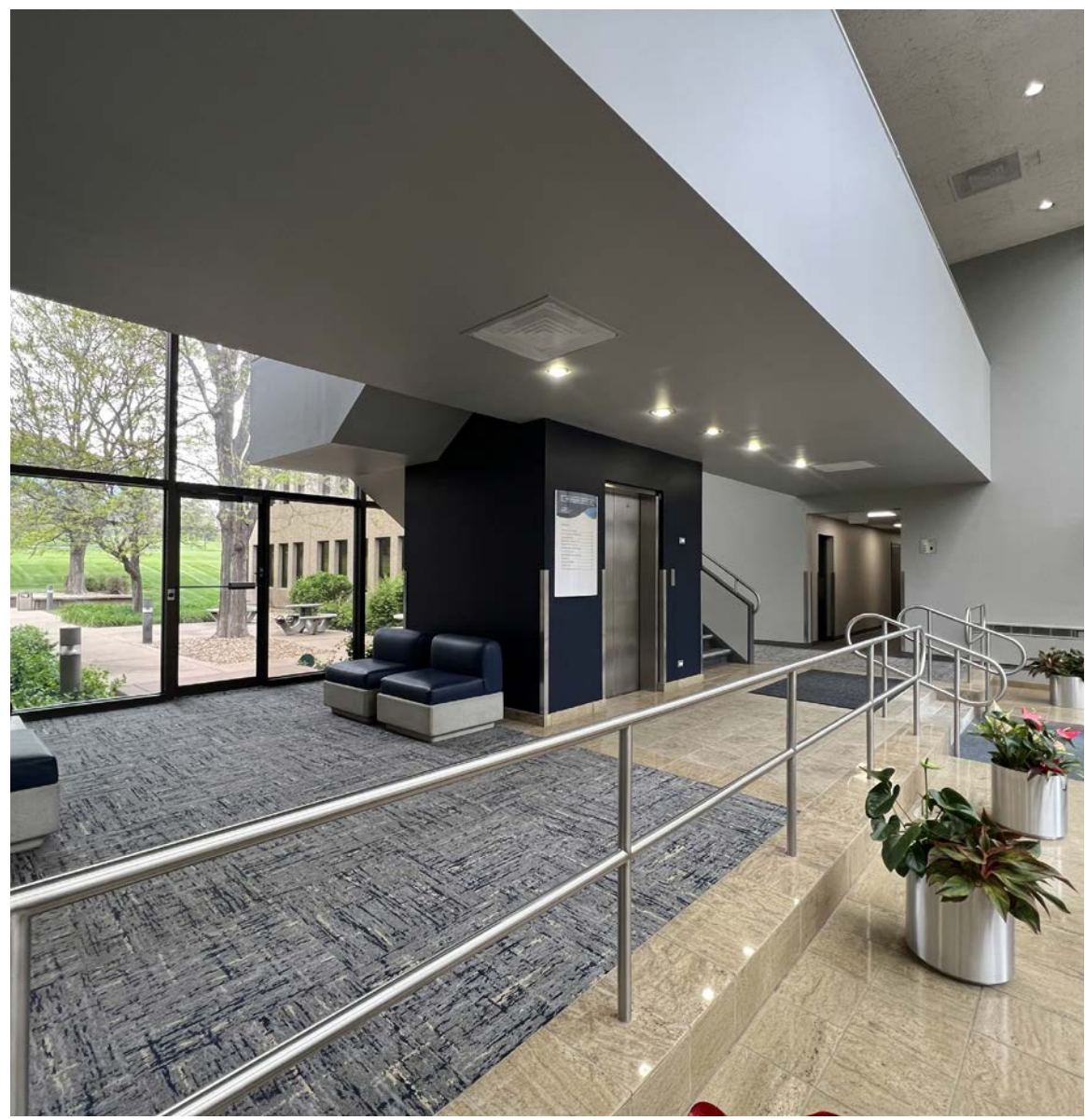
Over \$1.5 million in recently completed building improvements.

Scope includes a new roof, LED lighting, upgraded heating and cooling systems (new RTUs, boilers, and controls).

Exquisite landscaping and resurfaced parking lot.

Common lounge, showers, and lockers.

Sale Price	\$1,475,000
HOA Dues	\$5,719.53/ month
Taxes	\$33,105.47 (2025)

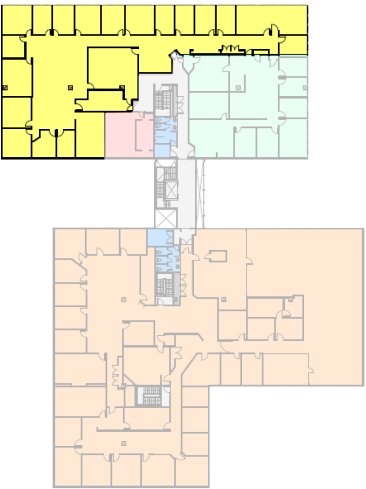
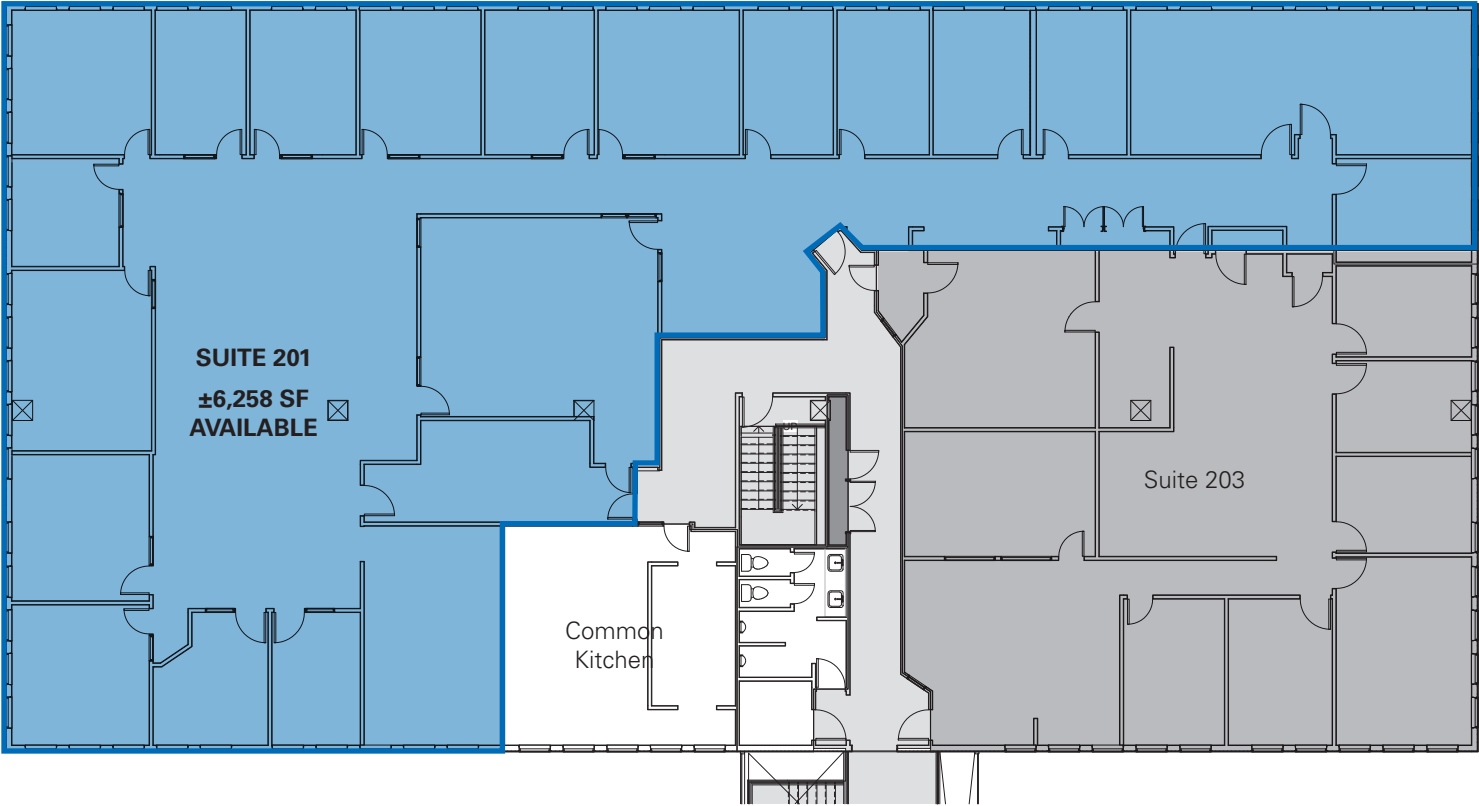


The Commons @ Inverness

2 INVERNESS DRIVE EAST, SUITE 201

±6,258 SF OFFICE CONDO

Second Floor





Keith Bell t 303-260-4332 keith.bell@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.