

98,405 SF OFFICE FOR SALE OR LEASE

7390
S IOLA

ENGLEWOOD, CO 80112



CBRE



PROPERTY OVERVIEW

7390 S Iola is a **98,405 SF building for sale or lease** located in the Inverness submarket. Offering exceptional accessibility to **I-25, TopGolf, and Dry Creek Light Rail Station**, the property provides convenient connectivity to surrounding business hubs, dining and entertainment destinations.

+

*Building & Monument
Signage Available*

PROPERTY HIGHLIGHTS

2009

Year Built

3

Floors

653

Surface Parking
Spaces

AMU

Zoning

Electrical

3,500-amp, 277/480V, 3-phase service with utility-owned transformer and modern Square D distribution systems

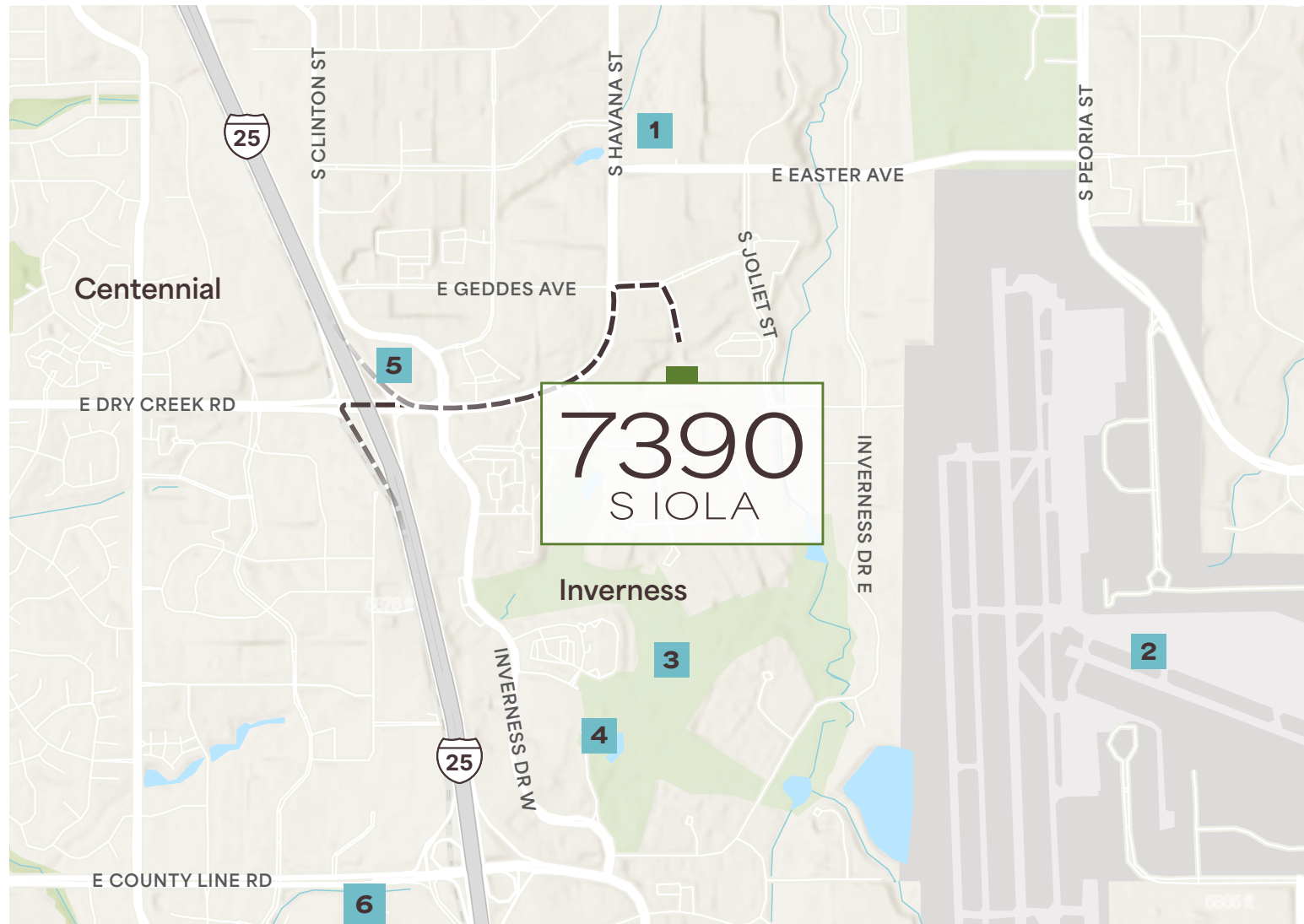


BUILDING AMENITIES

Featuring an extensive amenity offering, the property includes a **tenant lounge** with a garage-style opening to an outdoor patio complete with BBQ's and seating and an opportunity to add a grab-n-go food service. Additional features include a **training facility** for up to 150 attendees and **covered parking**.

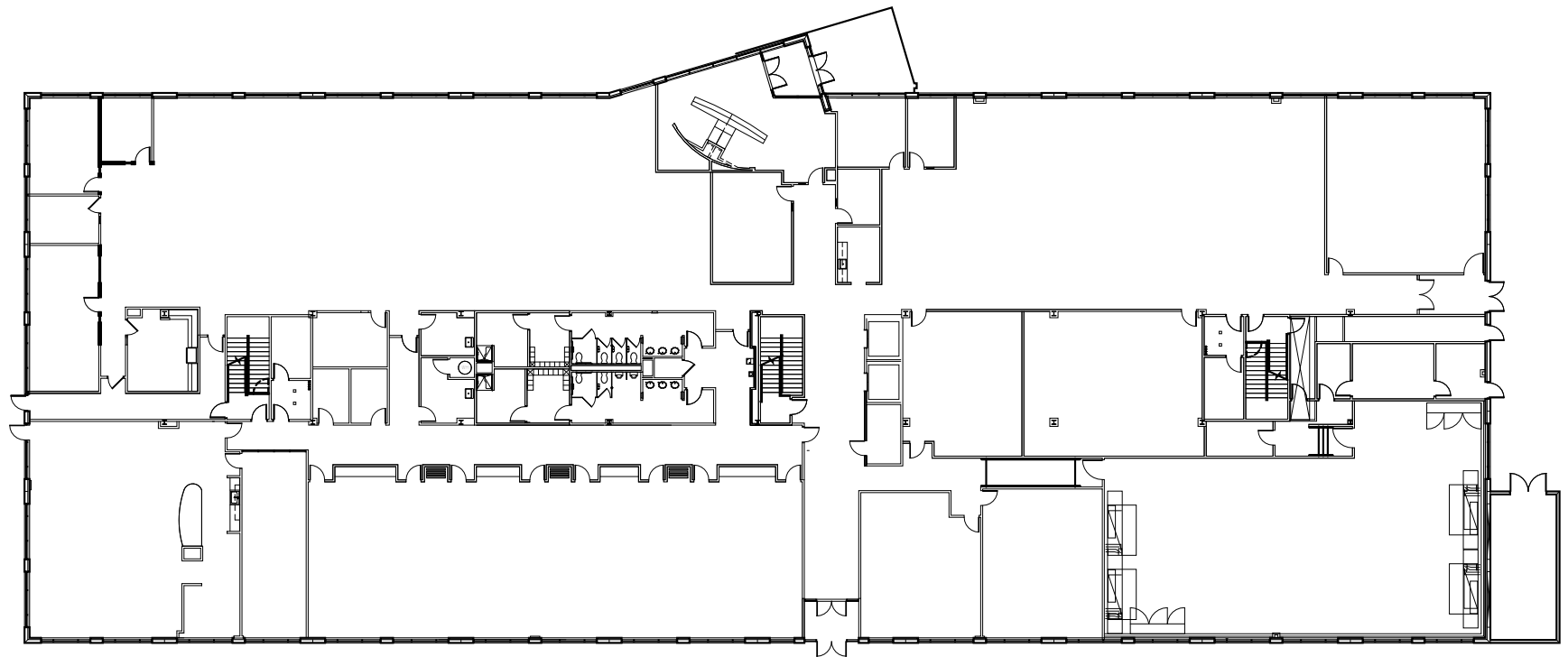
THE NEIGHBORHOOD

- 1 TopGolf Centennial
- 2 Centennial Airport
- 3 The Club at Inverness Golf Course
- 4 The Inverness Denver, a Hilton Golf & Spa Resort
- 5 I-25 Freeway Access
- 6 Park Meadows Shopping Center



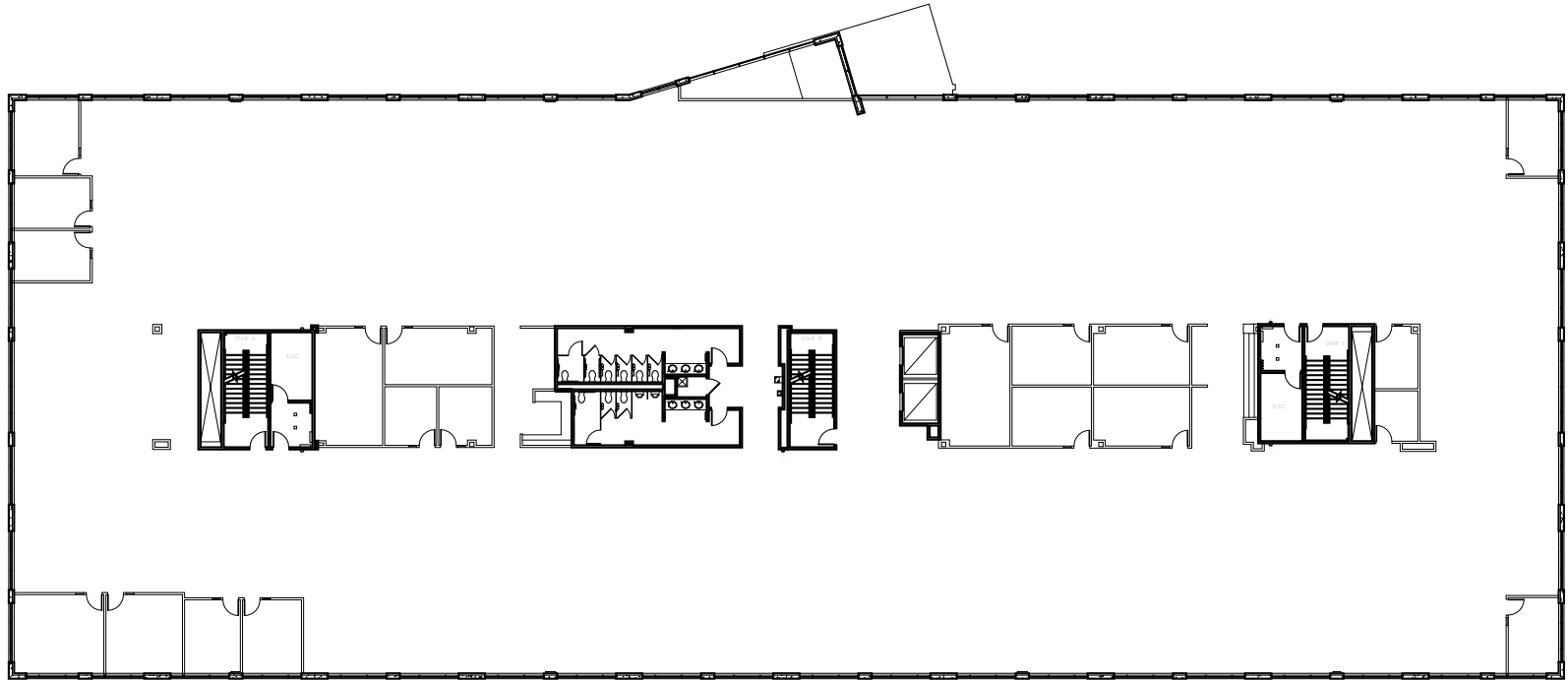
FLOORPLANS

FIRST FLOOR | 32,162 SF



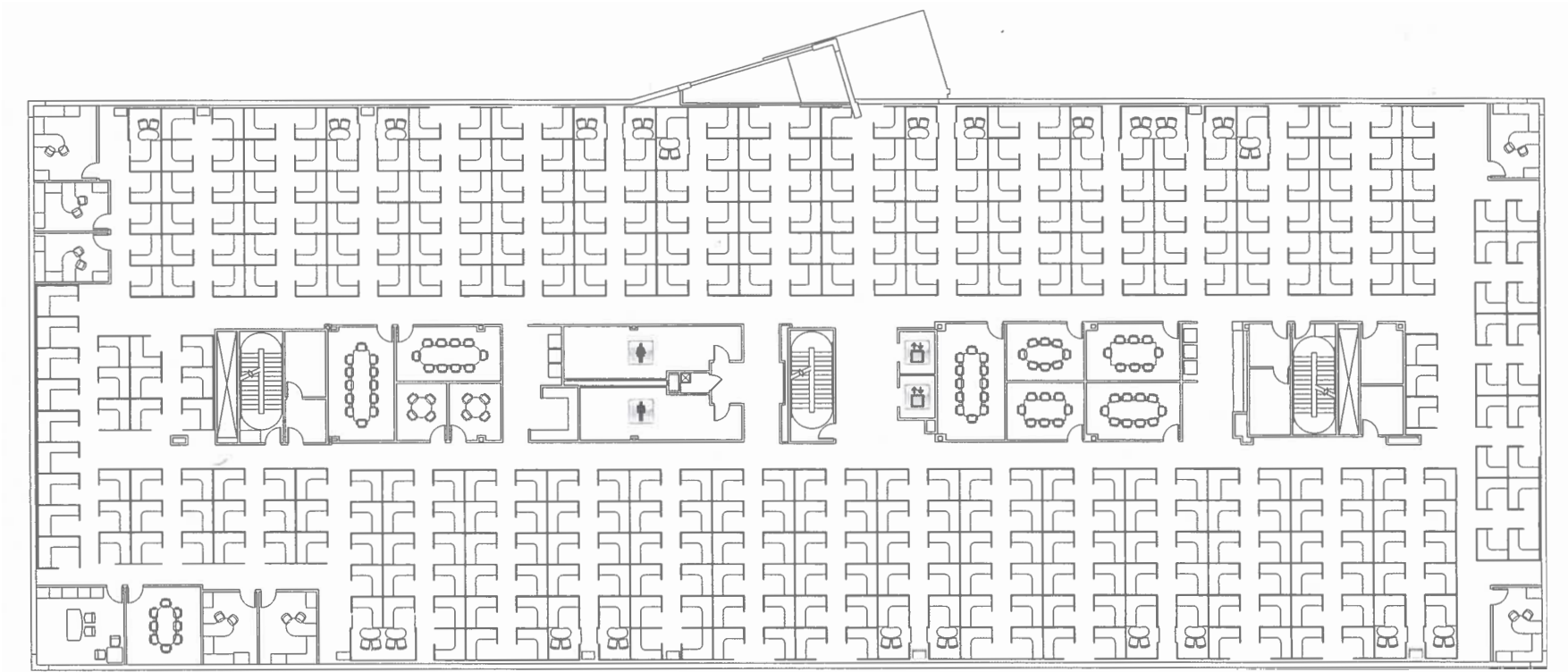
FLOORPLANS

SECOND FLOOR | 32,855 SF



FURNISHED FLOORPLAN

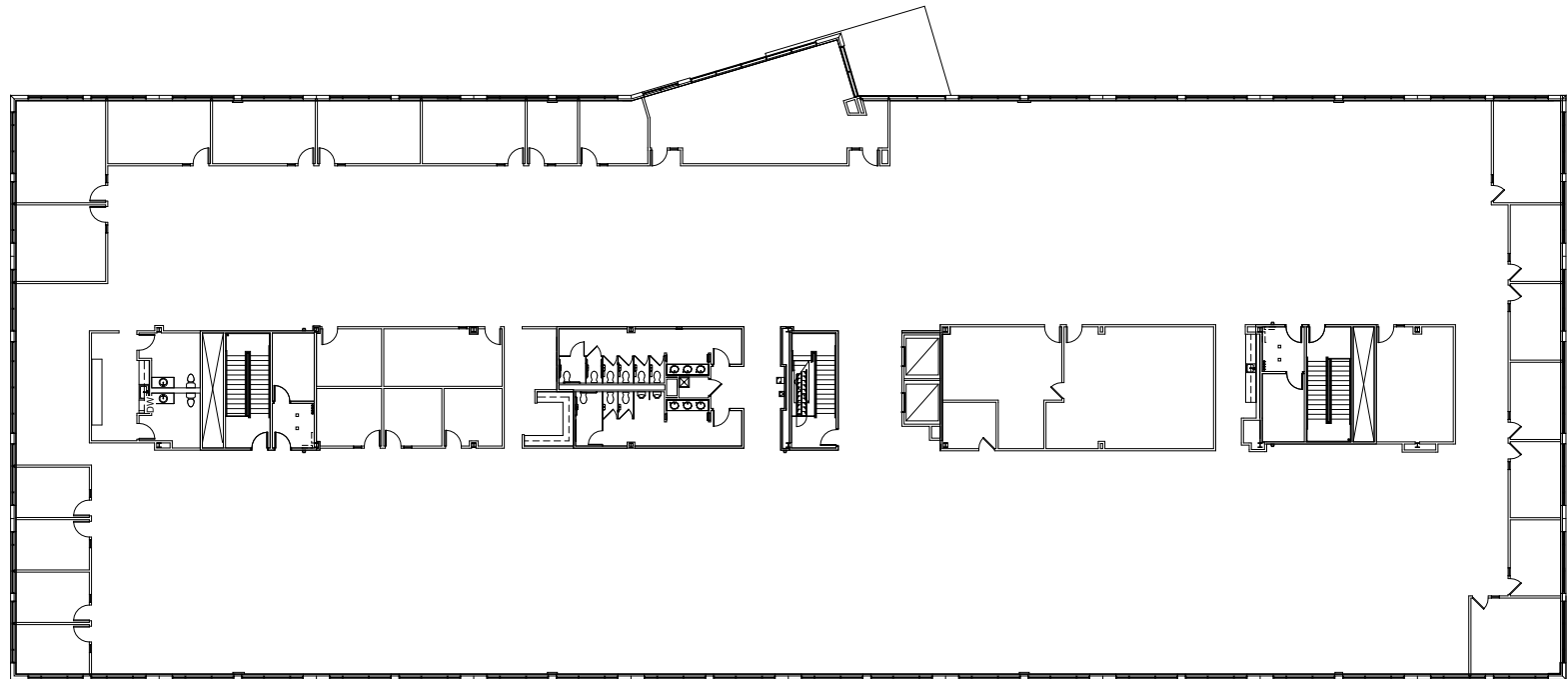
SECOND FLOOR | 32,855 SF



*Furniture for illustrative purposes only

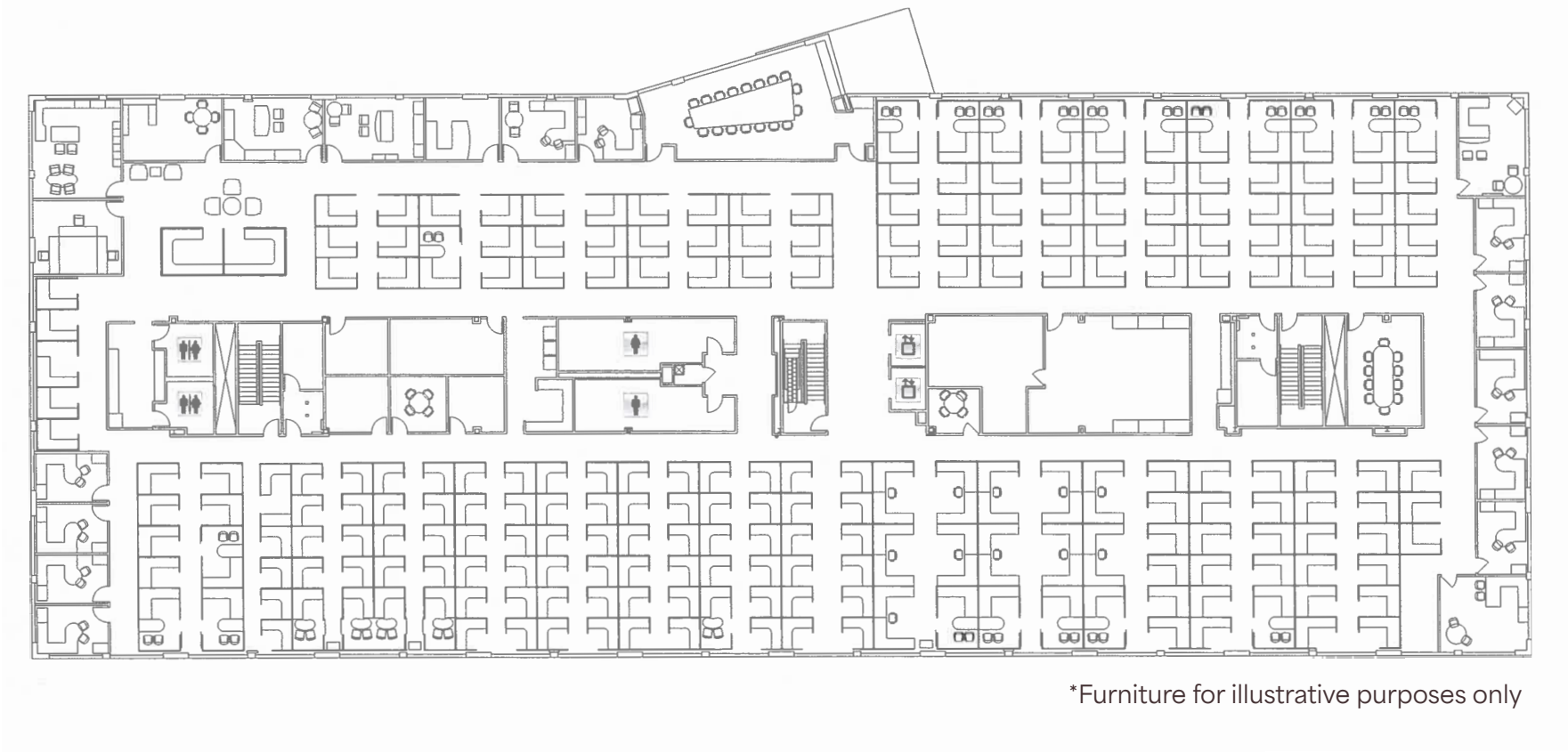
FLOORPLANS

THIRD FLOOR | 33,388 SF



FURNISHED FLOORPLAN

THIRD FLOOR | 33,388 SF

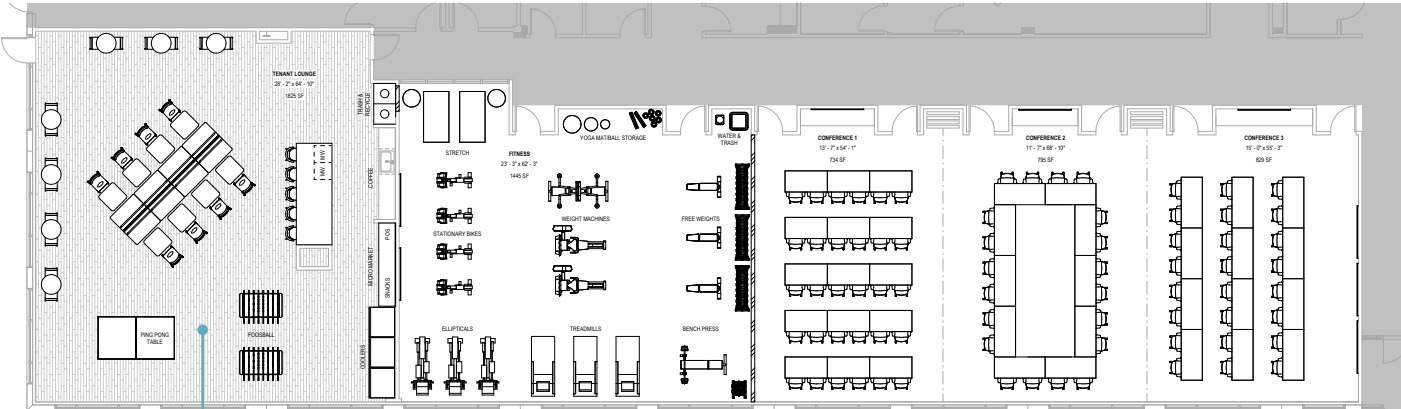


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OPPORTUNITIES TO EXPLORE

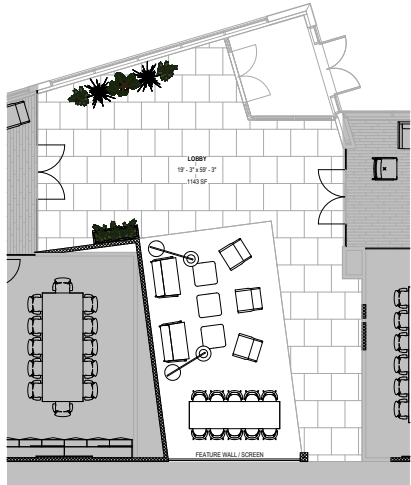
Designed to elevate the tenant experience, this conceptual amenity plan showcases the opportunity to create a dynamic hub featuring a modern tenant lounge, expansive fitness center, and a flexible training facility accommodating up to 150 attendees.

HYPOTHETICAL FIRST FLOOR AMENITY SPACE



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RECONFIGURED LOBBY ENTRANCE



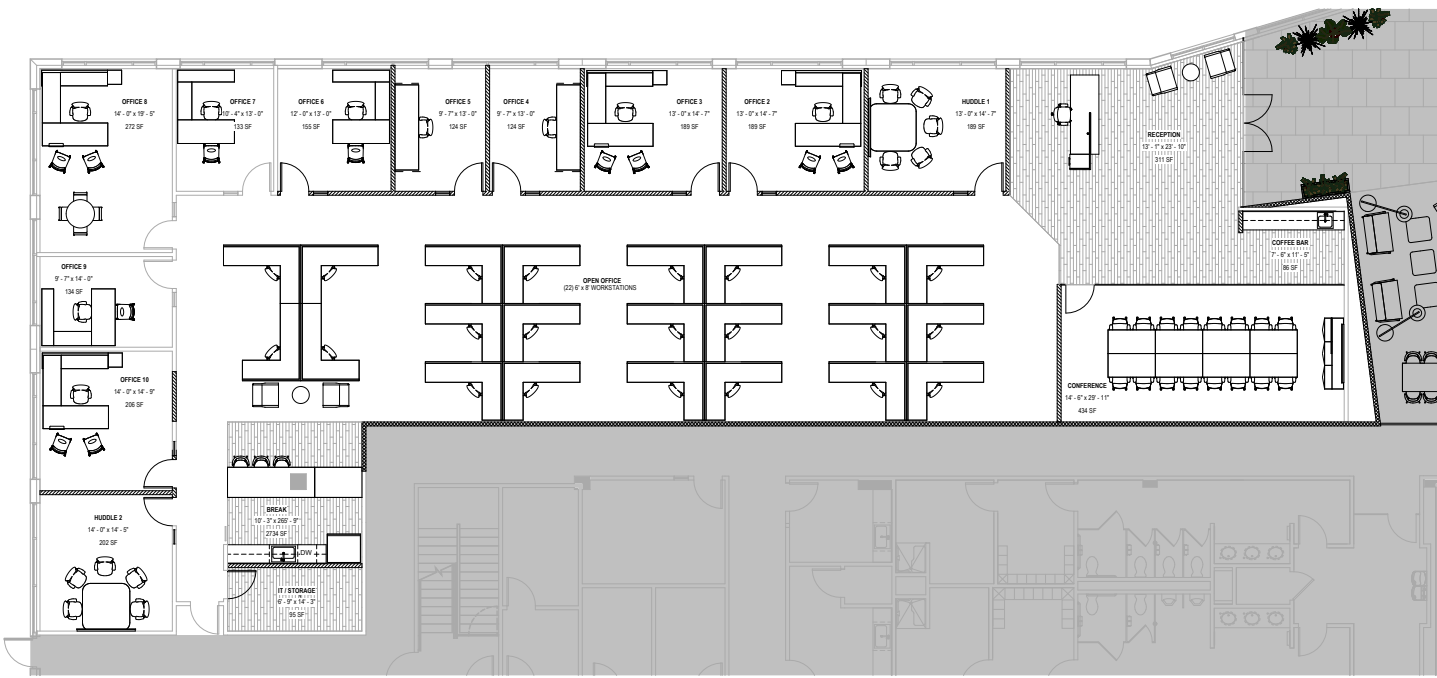
EXISTING TENANT LOUNGE



SPEC SUITE DELIVERY, HANDLED.

Our architect-built hypothetical spec suite plans allow you to envision potential layouts for the first and third floor of the property, and set you on a path to meet current market demand.

**SUITE 100 - 6,573 SF
HYPOTHETICAL SPEC SUITE**

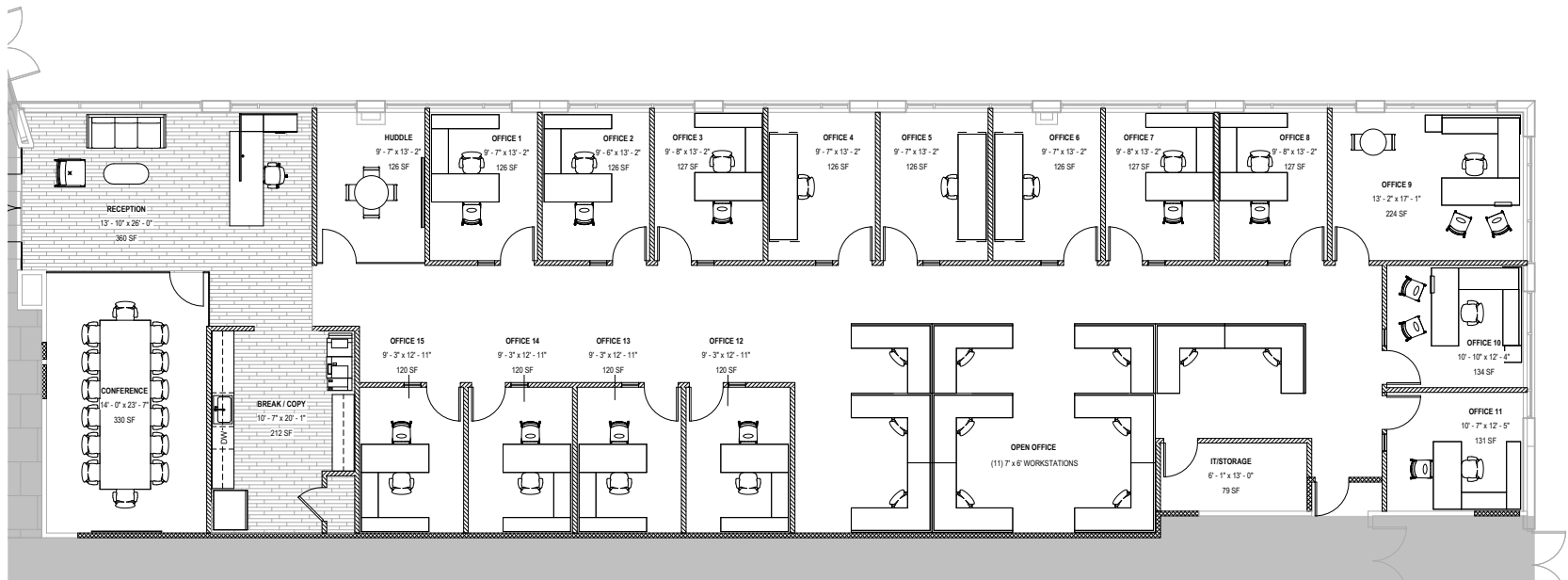


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HYPOTHETICAL SPEC SUITES

SUITE 150 - 4,953 SF

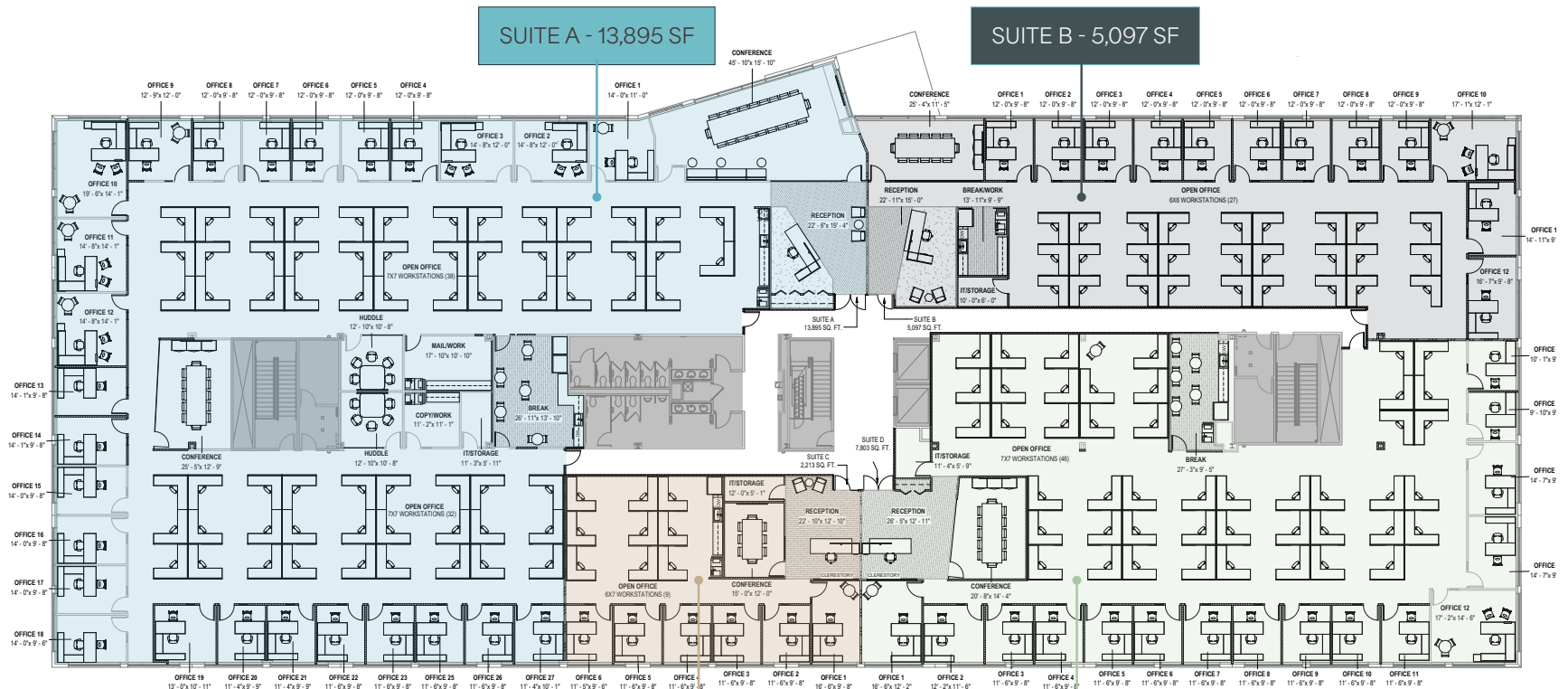


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HYPOTHETICAL SPEC SUITES

THIRD FLOOR - 33,388 SF



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SUITE C - 2,213 SF

SUITE D - 7,803 SF



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