



THE  
**POINT**  
AT INVERNESS

**AVAILABLE FOR LEASE**

8310 SOUTH VALLEY HIGHWAY  
ENGLEWOOD, CO 80112

**CBRE**

# PROPERTY DESCRIPTION

<b>ADDRESS:</b>	8310 S. Valley Highway   Englewood, CO 80112
<b>BUILDING TYPE:</b>	Class A Office
<b>YEAR BUILT:</b>	2001
<b>BUILDING SIZE:</b>	186,945 SF
<b># OF FLOORS:</b>	4
<b>TYPICAL FLOOR:</b>	Approximately 46,000 SF
<b>PARKING:</b>	4.2:/1,000 SF

# BRAND NEW AMENITIES



LOBBY UPGRADE





FITNESS CENTER WITH SHOWERS AND LOCKERS

TENANT LOUNGE

CONFERENCE/TRAINING CENTER



Unobstructed Views of the Front Range and Downtown



Adjacent to the Marriot Courtyard Hotel



Nine-foot ceilings



Close to Park Meadows Mall, Sky Ridge Hospital and County Line Light Rail stop



Covered parking available

# LOCAL AMENITIES

## RESTAURANTS

- |   |                              |
|---|------------------------------|
| 1 P.F. Chang's China Bistro             | 9 Fogo de Chao               |
| 2 Fleming's Prime Steakhouse & Wine Bar | 10 Yardhouse                 |
| 3 J. Alexander's                        | 11 Perry's Steakhouse        |
| 4 Rock Bottom Brewery                   | 12 White Chocolate Grill     |
| 5 CRU: A Wine Bar                       | 13 Red Robin Gourmet Burgers |
| 6 California Pizza Kitchen              | 14 Starbucks                 |
| 7 The Cheesecake Factory                | 15 Buffalo Wild Wings        |
| 8 Earl's Kitchen & Bar                  | 16 Brio Tuscan Grille        |

## HOTELS

- 1 Hilton Homewood Suite Denver
- 2 Residence Inn
- 3 Courtyard Marriot South Denver/Park Meadows
- 4 The Inverness Hotel & Conference Center

## SERVICES/RETAIL

- 1 Light Rail Park-N-Ride
- 2 Colorado Athletic Club
- 3 Park Meadows Mall
- 4 Centennial Promenade
- 5 South Denver Marketplace
- 6 Meadows Marketplace

## ENTERTAINMENT

- 1 Entertainment District



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