

The background image shows a modern, two-story office building with a light blue and grey facade and large glass windows. Several large, mature pine trees are planted in a landscaped area in front of the building. A paved walkway and a parking lot are visible in the foreground.

# For sublease at 23 Inverness Way East Englewood, CO 80112

## Building: 23 Inverness Way East

- 2nd Floor – Suite 250
- 14,679 SF
- LXD 11/30/2026
- Rate: \$12.00 FSG

## Building Details

- Ample on-site parking
- Outdoor seating area
- Easy access to major freeways such as I-25 and E-470
- Numerous retail and restaurant amenities nearby, including the Park Meadows Mall





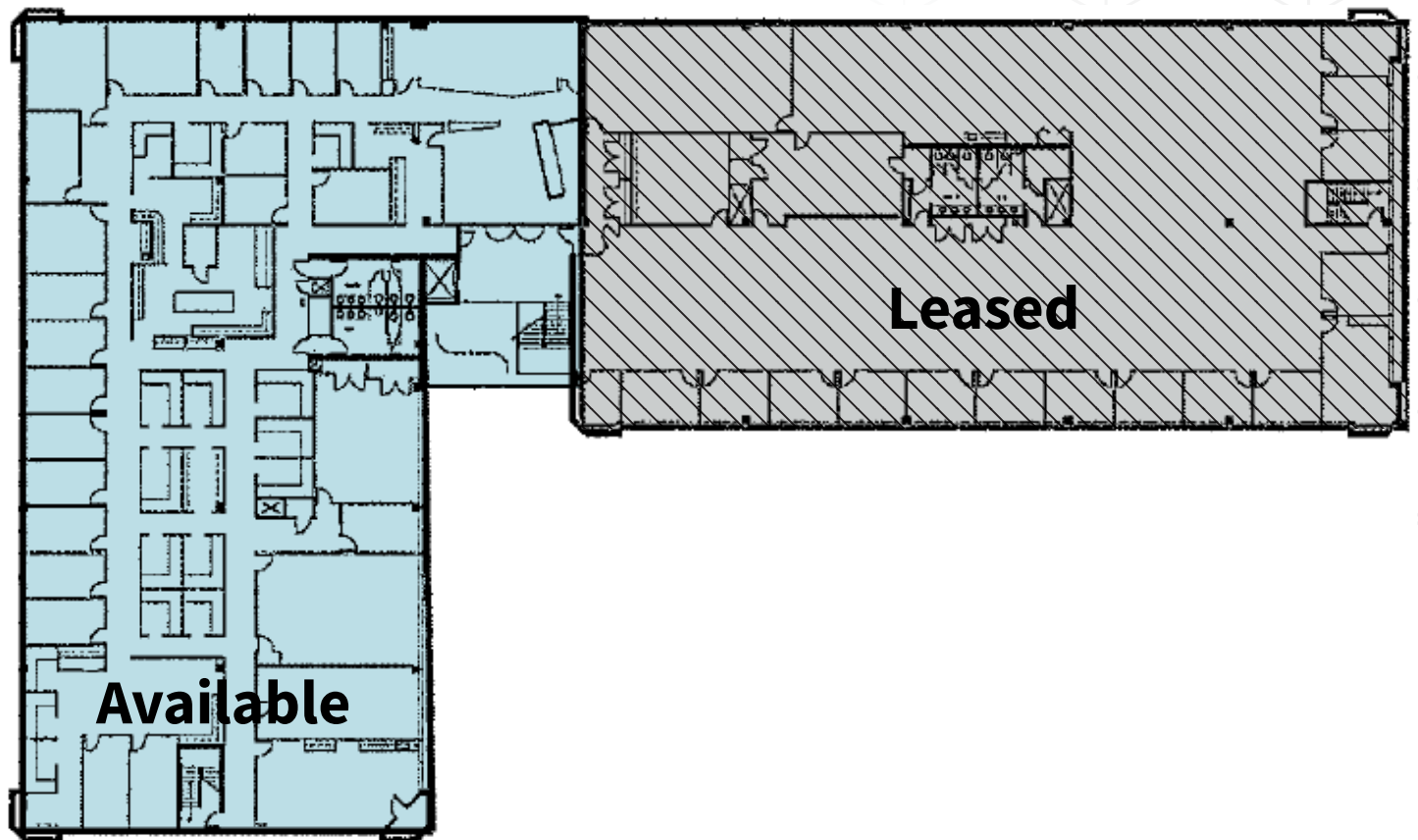


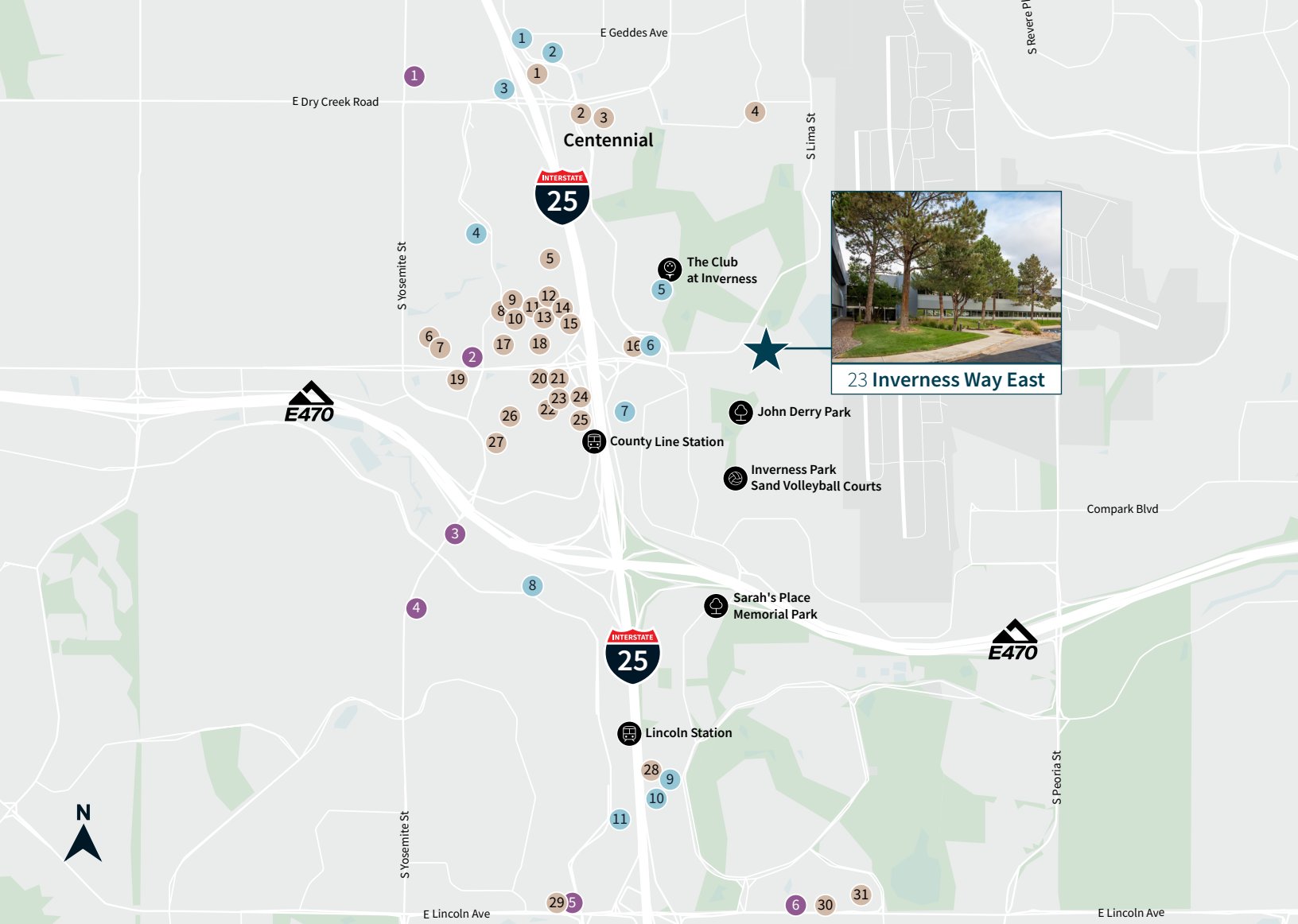
# 2nd Floor

14,679 SF

Suite 250  
**14,679 RSF**

Suite 200  
**13,711 RSF**





23 Inverness Way East

#### Restaurants and Retail

- |                             |                               |                               |
|-----------------------------|-------------------------------|-------------------------------|
| 1. Maggiano's Little Italy  | 13. Guitar Center             | 25. Red Robin                 |
| 2. Eddie Merlot's           | 14. Movement Centennial       | 26. The Cheesecake Factory    |
| 3. Metropolitan Bar & Grill | 15. J. Alexander's Restaurant | 27. The White Chocolate Grill |
| 4. V23 Athletics            | 16. Extra Space Storage       | 28. Hacienda Colorado         |
| 5. IKEA                     | 17. Jason's Deli              | 29. Chili's Grill & Bar       |
| 6. JOANN Fabric and Crafts  | 18. Genghis Grill             | 30. Starbucks                 |
| 7. 303 Coffee Company       | 19. In-N-Out Burger           | 31. Tino's Kitchen            |
| 8. World Market             | 20. P.F. Chang's              |                               |
| 9. Michaels                 | 21. Seasons 52                |                               |
| 10. HomeGoods               | 22. Park Meadows Mall         |                               |
| 11. Golf Galaxy             | 23. Earls Kitchen + Bar       |                               |
| 12. Bath & Body Works       | 24. California Pizza Kitchen  |                               |



#### Hotels

1. Extended Stay America
2. Comfort Suites
3. Drury Inn & Suites
4. TownePlace Suites by Marriott
5. The Inverness Denver Golf & Spa Resort
6. Homewood Suites by Hilton
7. Residence Inn
8. Hilton Garden Inn
9. Holiday Inn Express & Suites
10. Denver Marriott South at Park Meadows



#### Banks

1. Wells Fargo Bank
2. BMO
3. Huntington Bank
4. PNC Bank
5. KeyBank
6. First Citizens Bank



**For more information, please contact:**

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