



304

INVERNESS



ARCHITECTURAL EXCELLENCE MEETS MODERN FUNCTIONALITY



**SEAMLESS
CONNECTIVITY**
8 minute walk to county
line light rail station



**COLLABORATION
SPACES**
Newly designed and
available for tenant use



**100% FREE
STRUCTURED
PARKING**



**POWER YOUR
WORKDAY**
On-Site Fitness Suite

SPACIOUS INDOOR AND OUTDOOR TENANT LOUNGE

Provides a relaxing area for
breaks or informal meetings.





FITNESS FACILITY

Allows employees to exercise without leaving the building.





ON-SITE CONFERENCE FACILITY

Convenient for hosting
meetings and events.



SPEC SUITES





E DRY CREEK ROAD

25

The Shops
at Vallagio

The Shops at Vallagio

Eddie Merlot's Prime
Aged Beef & Seafood
Marco's Coal-Fired
Metropolitan Bar & Grill
Three Little Griddles

Country Club

Breckenridge Brewery

Inverness
Golf &
Country
Club

Centennial Promenade

Jason's Deli
Redlands Grill by J.
Alexander's
Longhorn Steakhouse
Rock Bottom Brewery
303 Coffee Company
Wahoo's Fish Taco

Centennial
Promenade

Exit 195

INVERNESS DRIVE WEST

E COUNTY LINE ROAD

Exit 195

Park
Meadows
Mall

Park Meadows Mall

California Pizza Kitchen
The Cheesecake Factory
Earl's Kitchen + Bar
Fogo de Chão
Perry's Steakhouse & Grille
Seasons 52
White Chocolate Grill
Yard House
In-N-Out Burger (nearby)

County
Line Light
Rail

SOUTH VALLEY HIGHWAY ROAD

INVERNESS PARKWAY

304
INVERNESS

C 470

E 470

FEATURES AND AMENITIES



195 restaurants
within 5 mile radius



High end lobby and
conferencing facility



PGA Golf Course
with 18 Holes



Building size:
134,968 SF



Against the Odds
fitness center



Year Built 1985/
Renovated 2025



Available
monument and top
of building signage



Average floorplate
30,335 SF



Recently renovated
shower and
locker rooms



Ownership has long
term commitment



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VICTORIA BLACKSTOCK
303.981.2536
victoria.blackstock@jll.com

BILLY WOODWARD
303.990.1625
billy.woodward@jll.com

ANDY ROSS
303.260.6504
andy.ross@jll.com



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