



# SHAPING YOUR TOMORROW

304 INVERNESS WAY SOUTH  
ENGLEWOOD, COLORADO 80112

304  
INVERNESS





## Highlights



### Size

134,968 SQUARE FEET



### 8-Minute Walk

TO COUNTY LINE  
LIGHT RAIL STATION





**Spacious Outdoor  
Tenant Lounge**



**Typical Floorplate**  
30,335 SQUARE FEET



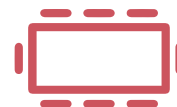
**Parking**  
100% FREE  
STRUCTURED PARKING



**On-Site**  
FITNESS FACILITY



**On-Site**  
SHOWERS & LOCKERS



**Conference Facility**





## Nearby Amenities



### Park Meadows Mall

130,000 SQUARE FEET



### PGA Golf Course

18-HOLE



### Colorado Athletic Club

130,000 SF



### Inverness Hotel & Conference Center

302-ROOM

## Amenity Counts within a 5-mile radius

**195**

RESTAURANTS

**83**

BARS

**59**

HOTELS

**251**

RETAIL



**E DRY CREEK ROAD**

**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

**25**

**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**

**Inverness  
Golf &  
Country Club**

**INVERNESS DRIVE WEST**

**Exit 195**

**E COUNTY LINE ROAD**

**Exit 195**

**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)

**Park Meadows Mall**

**County  
Line Light  
Rail**

**SOUTH VALLEY HIGHWAY ROAD**

**INVERNESS PARKWAY**

**Colorado  
Athletic  
Club**

**304**  
INVERNESS

**C 470**

**E 470**



# 304

INVERNESS

FOR MORE INFORMATION

---

**JOHN BEASON**

[john.beason@am.jll.com](mailto:john.beason@am.jll.com)

+1 303 217 7949

**ANDY ROSS**

[andy.ross@am.jll.com](mailto:andy.ross@am.jll.com)

+1 303 260 6504

**VICTORIA BLACKSTOCK**

[victoria.blackstock@am.jll.com](mailto:victoria.blackstock@am.jll.com)

+ 303 981 2536

