

# 1 INVERNESS DRIVE

1 Inverness Drive East | Englewood, Colorado 80112



## BUILDING FEATURES



**Building Size:**  
20,312 RSF



**Parking:**  
5.1:1,000



**Floors:**  
1



**Location:**  
.5 miles from I-25



**Built In:**  
1973



**Power:**  
2,200 amp, 3p (TBV)

**Amazing Visibility & Easy Access!**



## Centennial Promenade



### DINING

Firehouse Subs  
Jason's Deli  
J. Alexander's  
Longhorn Steakhouse  
Rock Bottom Brewery  
Sushi Bay  
Wahoo's



### RETAIL

Christy Sports  
Conn's  
Home Goods  
Petco  
Ross  
Total Wine  
World Market

## Park Meadows Mall



### DINING

Brio Tuscan Grille  
California Pizza Kitchen  
The Cheesecake Factory  
Earl's Kitchen and Bar  
Fogo de Chao  
Perry's Steakhouse  
Seasons 52  
Yard House



# THE MOST **CONVENIENT** ADDRESS IN INVERNESS

- + Immediate access to I-25 from County Line Road and Dry Creek Road
- + Brand visibility potential, coinciding with the 2021 County Line Road and Inverness Drive East redevelopment plan
- + Proximity to a variety of dining, retail and entertainment destinations including the 18-hole Championship Inverness Golf Course and Park Meadows Mall
- + Shuttle service available to and from the County Line light rail station
- + Flexible floor plan with the potential to be subdivided for two tenants

## 2022 INTERSECTION REDEVELOPMENT PLAN

Future County Line Road / Inverness Parkway Intersection



REDESIGN OF TWO EXISTING, CLOSELY-SPACED INTERSECTIONS INTO A SINGLE, TRADITIONAL INTERSECTION TO IMPROVE SAFETY AND MOBILITY.

Construction Start: 2023 • Better access & more visibility for 1 Inverness Drive East

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