

## 1 INVERNESS DRIVE

1 Inverness Drive East | Englewood, Colorado 80112



## BUILDING FEATURES



Building Size: 20,312 RSF



**Parking:** 5.1:1,000



Floors:



Location:

.5 miles from 1-25



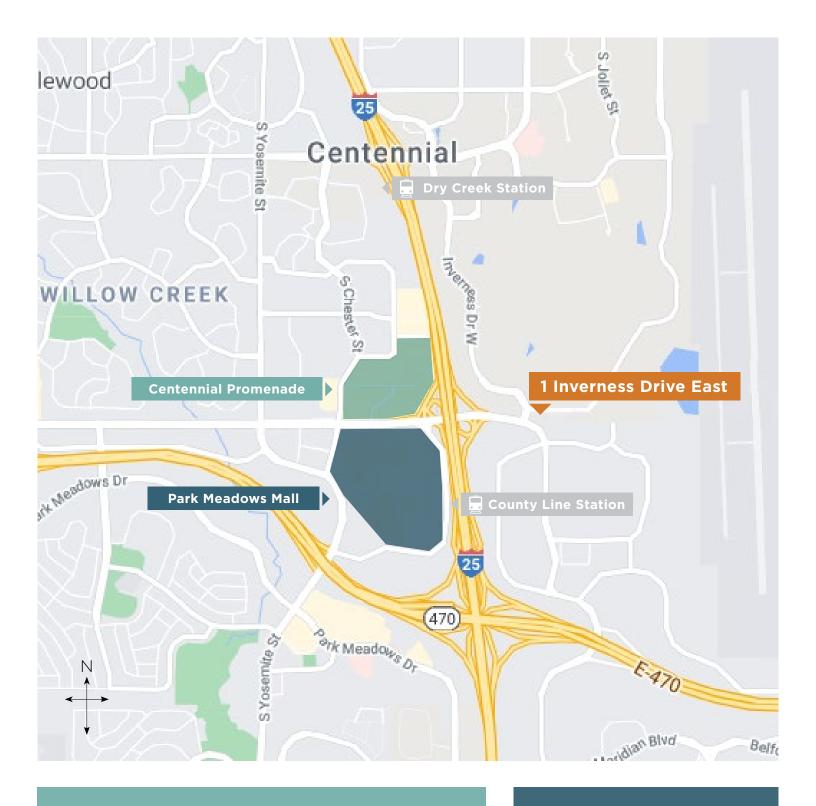
**Built In:** 1973



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

**Amazing Visibility & Easy Access!** 









#### M DINING

Jason's Deli J. Alexander's **Rock Bottom Brewery** Sushi Bay Wahoo's



#### RETAIL

Conn's Home Goods Petco Total Wine World Market

#### **Park Meadows Mall**



#### **M** 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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