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INVERNESS DRIVE WEST

ENGLEWOOD, CO 80112

EXCITING THINGS ON THE HORIZON



THE INVERNESS JEWELBOX



SINGLE TENANT OPPORTUNITY

108,707^{SF}

4^{Stories}

27,167^{SF}
Floorplates

3.30/1,000
Parking Ratio

2,526^{SF}
Warehouse

VALUE PROPOSITION

Top Building
Signage

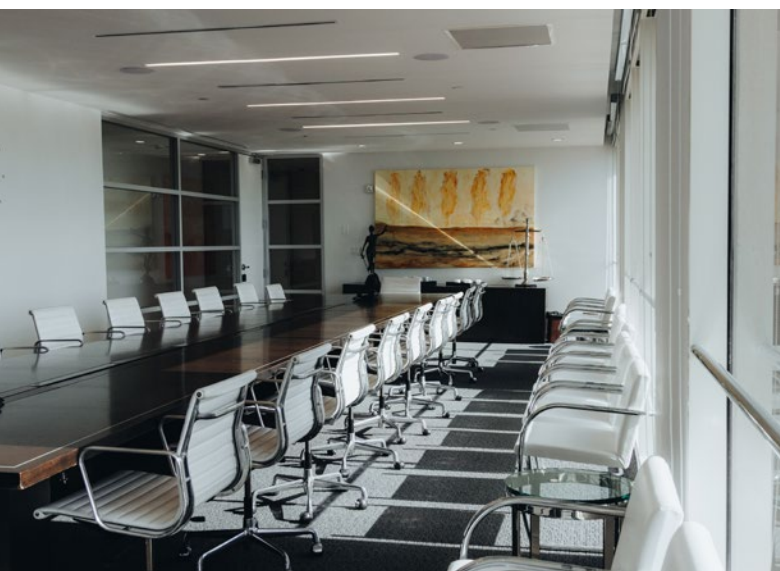
Tenant Lounge &
Dining Area

Panoramic Views

Outdoor Courtyard

50 Person Training
Center

Fitness Center with
Showers and Lockers





3
MINUTES
To Vallagio at Inverness

4
MINUTES
To Inverness Denver
Golf & Spa Resort

3
MINUTES
To Dry Creek Light Rail Station

6
MINUTES
To Park Meadows Mall

9
MINUTES
To North Denver Tech Center

30
MINUTES
To Downtown Denver

34
MINUTES
To Denver International Airport

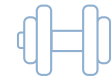
CONNECT



7
BANKS



99
RESTAURANTS



16
FITNESS CENTERS



200+
RETAIL STORES

WITHIN A 1 MILE RADIUS



ELEVATE

33.8%

OF HOUSEHOLDS WITH AN INCOME
GREATER THAN \$150,000

42.4%

% OF ADULTS WITH BACHELOR'S
DEGREE OR HIGHER

32.3%

% OF ADULTS WITH GRADUATE
DEGREE OR HIGHER

\$745,669

AVERAGE HOME VALUE

\$143,688

AVERAGE HOUSEHOLD INCOME



Walk, bike or drive to any
of the area's rich amenities



Shopping and dining at
the Vallagio at Inverness &
Park Meadows Mall



Immediate proximity to
North DTC, with I-25 access
only 2 minutes away



ENJOY



Overlooks the Inverness
Denver Golf and Spa
Resort, with Top Golf
Centennial 5 minutes away



10 minute walk to Dry
Creek Light Rail Station,
with direct connectivity to
Downtown Denver

160

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