

161

INVERNESS DRIVE WEST
ENGLEWOOD, CO 80112

MISSION CRITICAL HEADQUARTERS BUILDING





161

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ENGLEWOOD, CO 80112

YOUR NEXT STEP

Discover Colorado's premier, mission critical headquarters opportunity in Southeast Denver—where unbeatable access, iconic branding potential, and an exceptional employee experience come together against the backdrop of the Colorado Front Range.

MEET YOUR MISSION

Dual feeds from two Excel Energy substations
with Automatic Transfer Over Switch

1,500 KW backup generator

Robust Network Operations Center

8,000 SF Data Center



WELCOME



STEP INTO YOUR NEW HQ

The premium 2-story marble-clad lobby is the perfect entrance to your next headquarters



GRAB A BITE

At the tenant cafe and lounge



GET SOME AIR

At the outdoor patio, or walk to one of the many nearby amenities



GET MOVING

At the fitness center, or take your bike out of the secure bike barn and go for a ride

THE AMENITIES

6

Light rail stops are located in Southeast Denver

200+

Shops and Restaurants

WALK

2

MINUTES

To Dry Creek Light Rail Station

5

MINUTES

To Vallagio at Inverness

DRIVE

3

MINUTES

To Inverness Denver Golf & Spa Resort

5

MINUTES

To Park Meadows Mall



HIGHLANDS RANCH

LONE TREE

PARK MEADOWS MALL



THE INVERNESS DENVER GOLF & SPA RESORT

5 MINUTE WALK TO VALLAGIO AT INVERNESS



3 MINUTE WALK TO DRY CREEK LIGHT RAIL STATION



E. DRY CREEK RD.



3 MINUTE DRIVE TO CENTENNIAL AIRPORT

THE OPPORTUNITY

•
Premier Headquarters
Opportunity

•
Assurance of operations from dual power
feeds, ATO switch and 1,500 KW generator

•
I-25 Building Signage

•
5.5/1,000 Structured Parking

•
Access to Denver's Best Neighborhoods

•
Efficient Floorplates

•
Unparalleled Mountain Views

•
Engaging Outdoor Spaces

•
Walkable Retail Amenities

•
Data Center & Superior Infrastructure

•
TOD Site



THE NEIGHBORHOOD

74.7%

Residents with a Bachelor's Degree or higher

\$143,688

2025 average household income

266,000

Residents in Southeast Denver

DRIVE

5

MINUTES

To North Denver Tech Center

15

MINUTES

To Cherry Hills

15

MINUTES

To Castle Pines

30

MINUTES

To Downtown Denver



DENVER CBD

CHERRY CREEK

CHERRY HILLS

NORTH DTC

E. DRY CREEK RD.

161

VALLAGGIO AT INVERNESS

INVERNESS DR. W.

INVERNESS GOLF COURSE

FACT SHEET



255,132

SQUARE FEET

SECURITY

- Card-key security access
- On-site 40-camera video surveillance system
- Security desk

±38,000

TYPICAL FLOORPLATE SF

ROOF

- Replaced in 2025

6

STORIES

ELEVATORS

- Replaced in 2023
- Modernized 2025

1,449

COVERED PARKING SPACES

HVAC/ENERGY MANAGEMENT

- 300 ton capacity
- Updated in 2015 & 2023

1997

YEAR OF CONSTRUCTION

FIRE AND LIFE SAFETY SYSTEMS

- Wet fire protection sprinklers
- Simplex Model 4100 control panel

MU-Mixed Use

ZONING

ELECTRICAL

- 277/480 volt 3 phase
- 1,500 K-W, 277/480-volt back-up generator



ACCESS TO RESIDENTIAL

Near Denver's top executive housing neighborhoods, including Lone Tree, Cherry Hills, and Castle Pines. Over 1,500 apartments and condominiums within one mile of the Property.



NEARBY RESTAURANTS

Immediate access to over 50 restaurants ranging from fast serve to fine dining.

LOCATION

Convenient access to entire Denver Metro area via I-25 and light rail with I-225 and E-470 minutes away.



HEALTH & WELLNESS

Immediate access to a dozen athletic clubs and fitness centers, and over 15 yoga studios and day spas.



THE INVERNESS DENVER GOLF & SPA RESORT

- 302-room AAA Four Diamond resort
- 5 restaurants
- 4,500 square foot spa/fitness center
- 1,000 meeting/event space
- 18-hole semi-private Inverness Golf Course



AIRPORT ACCESS

30 minutes from Denver International Airport via I-25, and a 3 minute drive from Centennial Airport, the nation's third busiest executive airport.



BUSINESS ENVIRONMENT

244,500
Employees working in Southeast Denver

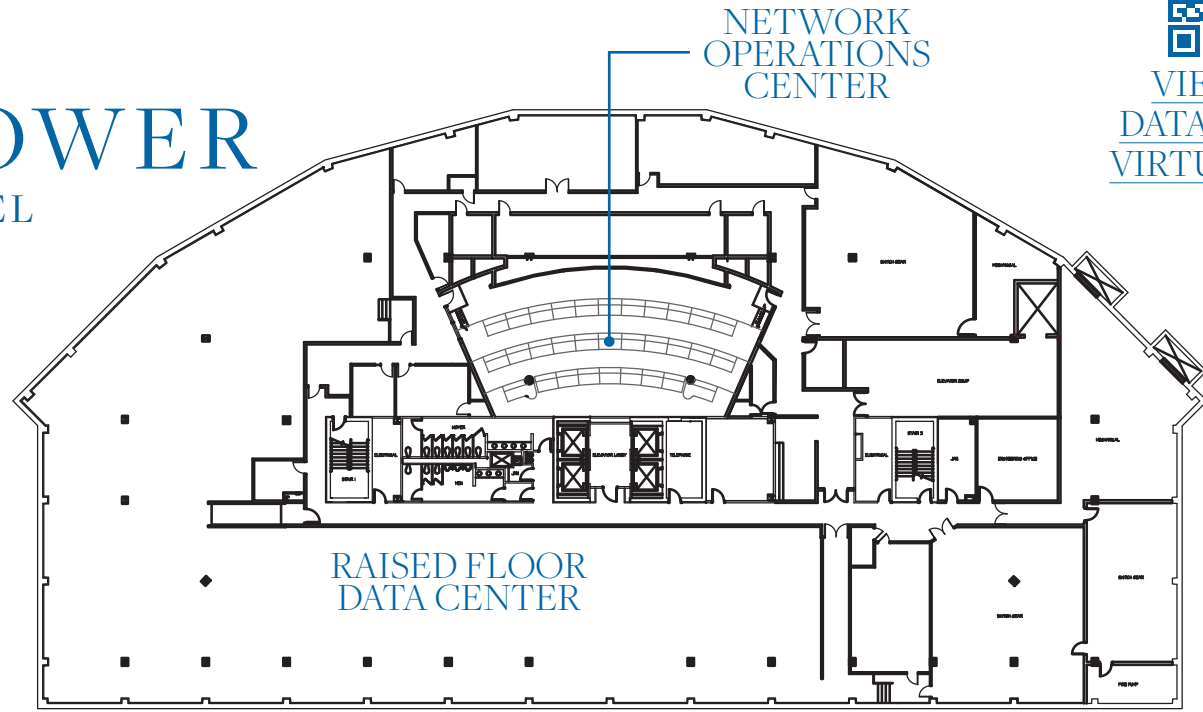
6
Fortune 500 companies in Southeast Denver

AIRPORTS

3
MINUTES
To Centennial Airport

34
MINUTES
To Denver International Airport

LOWER LEVEL

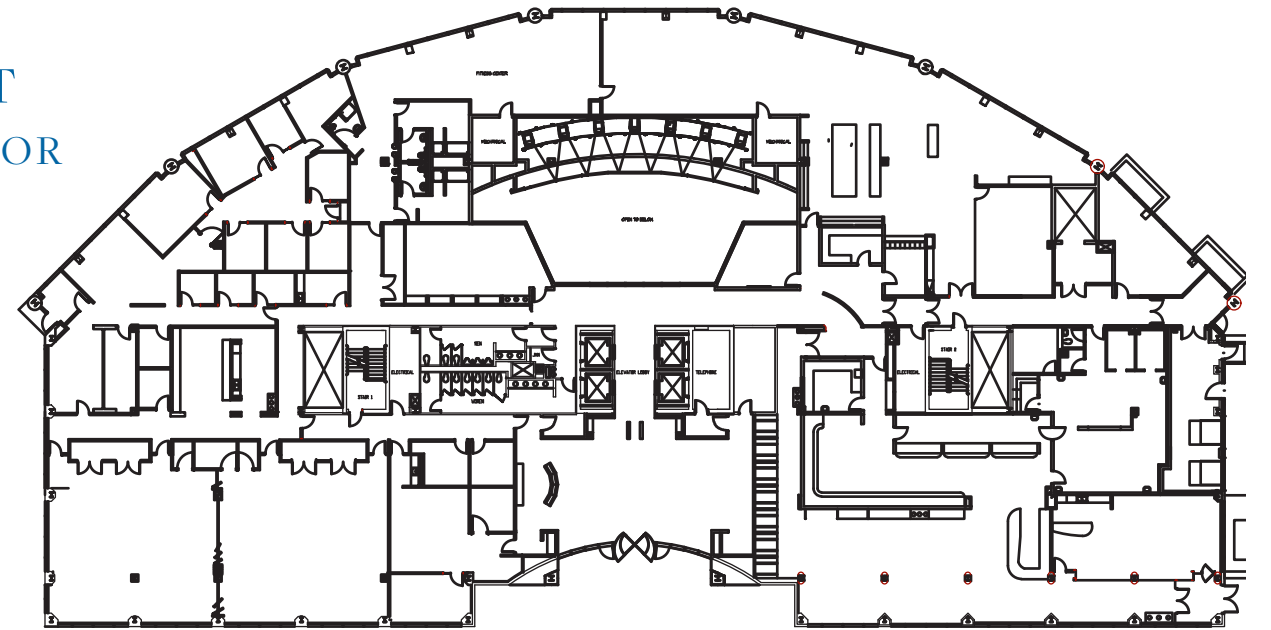


[VIEW THE DATA CENTER VIRTUAL TOUR](#)

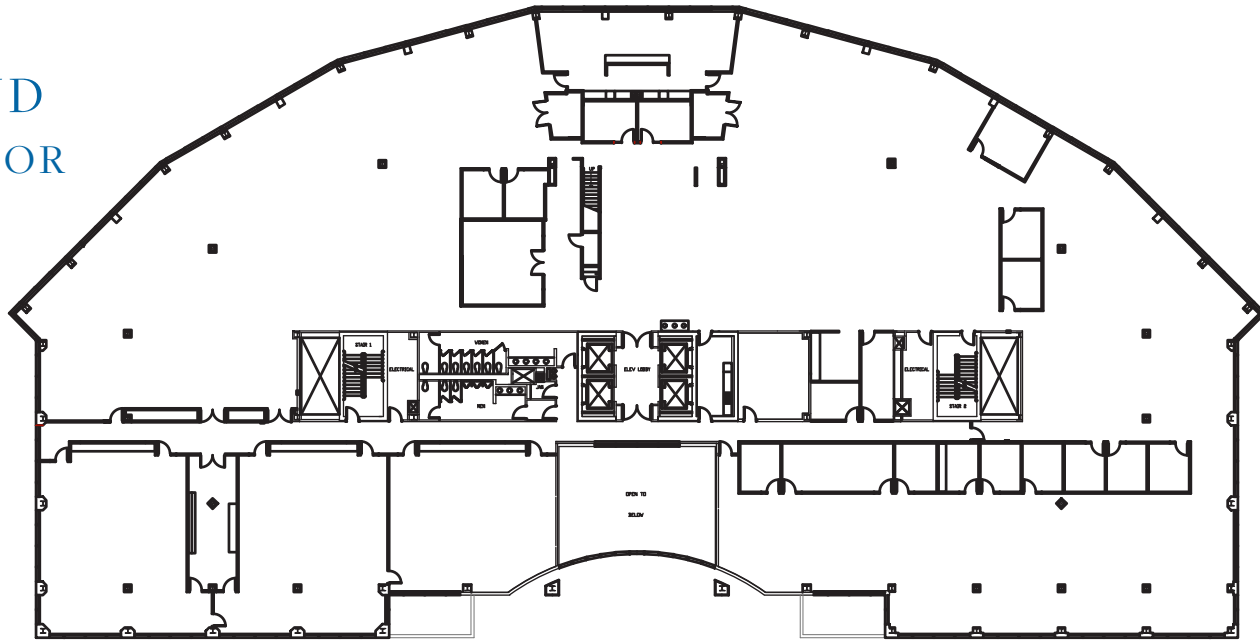


NETWORK OPERATIONS CENTER

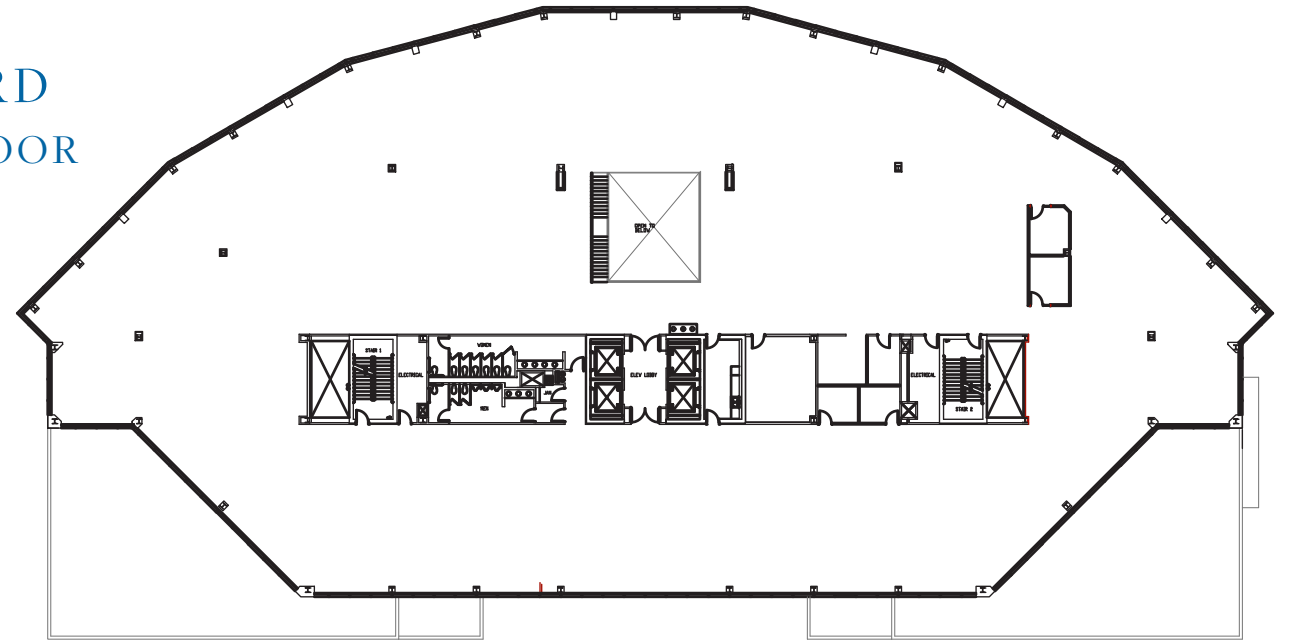
1ST FLOOR



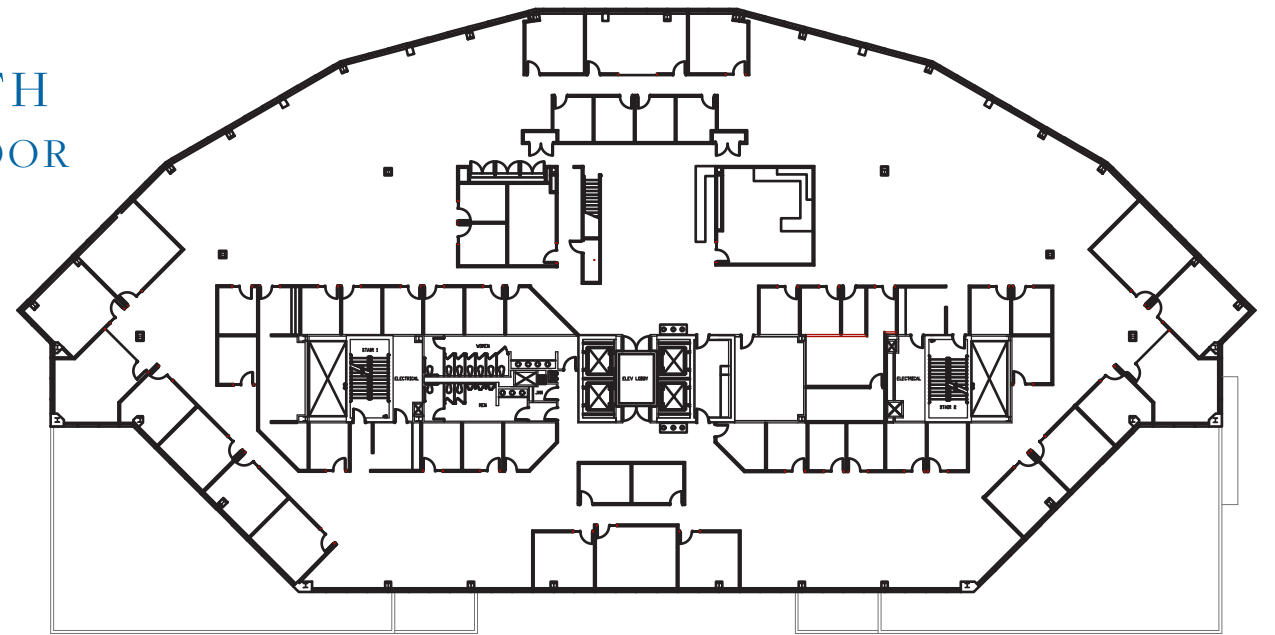
2ND
FLOOR



3RD
FLOOR

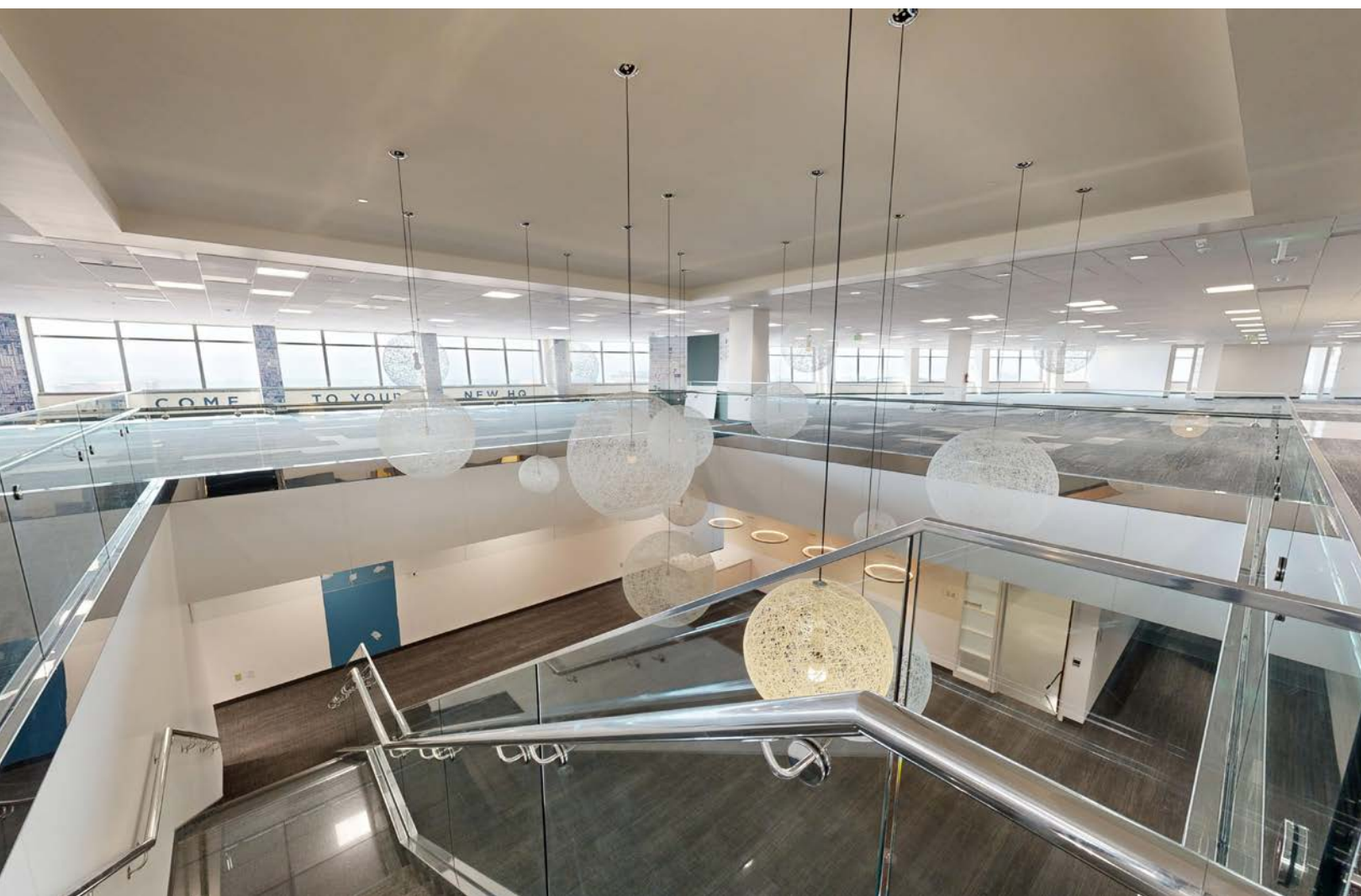
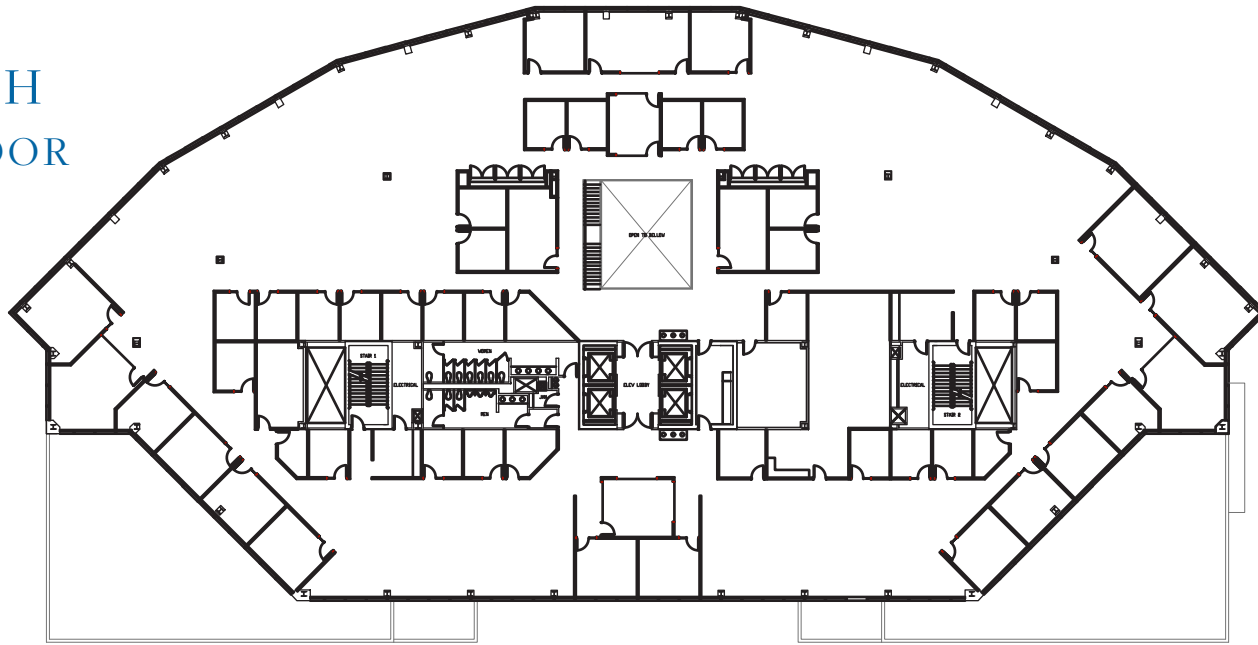


4TH
FLOOR

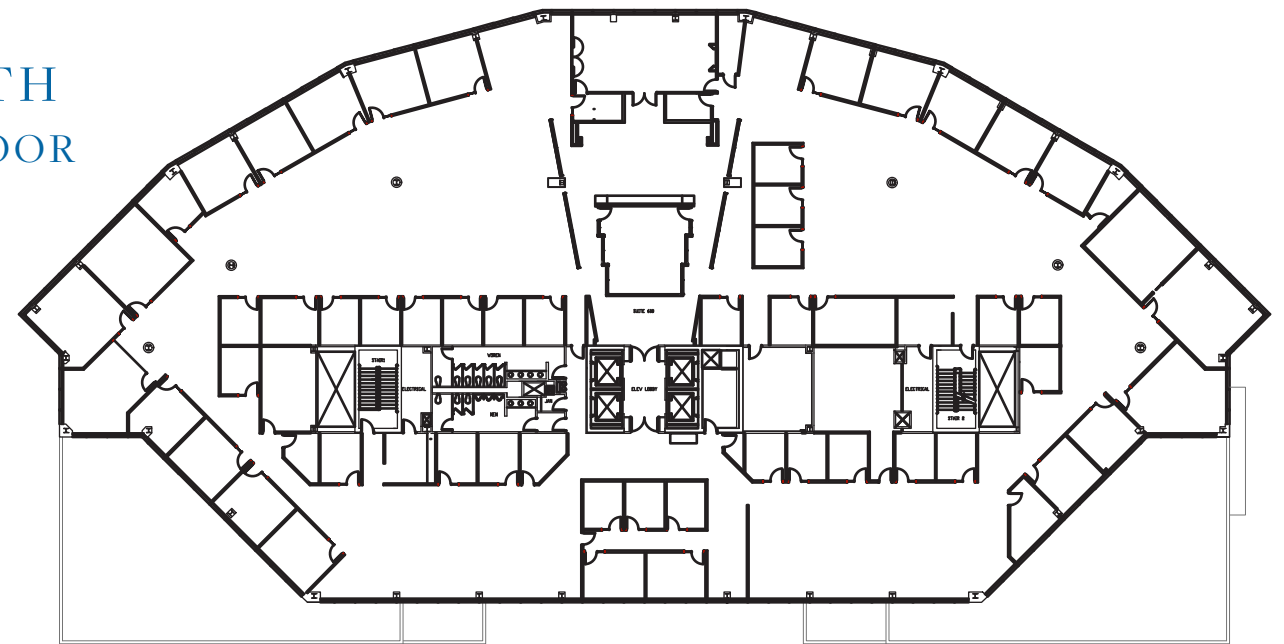


5TH FLOOR

VIEW THE
5TH FLOOR
VIRTUAL TOUR



6TH FLOOR



161

INVERNESS DRIVE WEST ENGLEWOOD, CO 80112

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