

Inverness Business Park Location Guide and Site Map

A joint publication of Inverness Properties, LLC
and the Inverness Metropolitan Improvement District



**INVERNESS METROPOLITAN
IMPROVEMENT DISTRICT**



INVERNESS PROPERTIES, LLC

GENERAL INFORMATION

LOCATION

Arapahoe and Douglas Counties - Southeast Interstate 25 at County Line Road (Exit 195) and at Dry Creek Road (Exit 196). Twenty-five minutes from downtown Denver and thirty-five minutes from Denver International Airport.

BOUNDARIES

North/Dry Creek Road
South/E-470
East/Centennial Airport
West/Interstate 25

HIGHWAYS

Interstate 25/North-South. C-470 and E-470 link I-25 to DIA, Interstate 70 and the southwestern and southeastern communities.

LIGHT RAIL / BUS TRANSPORTATION

Two light rail stops service the Park - Dry Creek Road and County Line Road. The Regional Transportation District (RTD) provides a full schedule of bus services to stops throughout the Park via the call-n-Ride program.

ACREAGE

980 Total
300 Common areas, streets and golf course
601 Developed
97 Undeveloped

TOPOGRAPHY

Gently rolling

ZONING

Office, research and development, light assembly and warehousing, as well as hotel, commercial, multi-family residential and recreation uses.

STREETS

Curvilinear streets throughout with 50 foot minimum right of way.
Heavy-duty bases and surfaces.
Concrete curbs, gutters and sidewalks.
All streets are lighted.

PARKING

All parking is off-street and controlled.

SETBACKS - BUILDINGS

25 feet from sides and rear.
50 feet from streets and golf course.

SETBACKS - PARKING

15 feet from sides and rear.
50 feet from streets.
25 feet from golf course.

AMENITIES



PARK MEADOWS REGIONAL SHOPPING CENTER

Park Meadows is located on County Line Road, on the west side of I-25, directly across from Inverness. This 1.5 million square foot center

features such prestigious retailers as Nordstrom, Macy's, Foley's, JC Penney, and Dick's Sporting Goods.



OTHER COMMERCIAL FACILITIES

Five community shopping centers are located within one to three miles of Inverness and contain major supermarkets, banks and assorted retail stores as well as many convenient restaurants.



RESTAURANTS

Within the Park, the Inverness Hotel & Conference Center offers three fine restaurants: Baca, The Garden Terrace and the Golf Grill. Other restaurants within the Park are Maggiano's Little Italy and Flemings Prime Steakhouse and Wine Bar.

Within two miles of the Inverness entrances are a number of fine lunch and dinner restaurants including The Trail Dust, Champps, Applebee's, Red Robin, Bennigan's, Outback Steakhouse, PF Chang's, J. Alexander's and Rock Bottom Brewery, Cheesecake Factory, Earl's, Thai Basil and California Pizza Kitchen.



AIRPORTS

Centennial Airport is adjacent to Inverness and is equipped to service private and corporate aircraft of any size including jets. Its main 10,000-foot runway is I.L.S. equipped. Denver International Airport is accessed within 35 minutes via E-470.



LODGING FACILITIES

Business travelers will appreciate the luxury and convenience of the Inverness Hotel and Conference Center, a 302-room hotel, conference center and home of the PGA championship Inverness Golf Course. Restaurants and shops cater to the traveler's needs. Over 60,000 square feet of state-of-the-art conference facilities can accommodate groups as large as 300.

Also located in Inverness are the Marriott Courtyard and Marriott Residence Inn. Numerous other lodging opportunities are located within one mile north or west of Inverness.



FIBER OPTIC COMMUNICATIONS

Qwest, Verizon, Comcast, Level 3, XO Communications and Metropolitan Fiber Systems offer Inverness Business Park clients unique access to long distance carriers through fiber optics providing ISDN compatible state-of-the-art telecommunications, including immediate disaster recovery and information protection in the event of a power outage.



RECREATIONAL FACILITIES

The 150-acre, 18-hole championship Inverness Golf Course winds throughout the Park and

serves as a greenbelt separating the various areas of development. Building sites are available along the golf course.

The Inverness Metro Park offers 20 acres of recreational opportunities including three softball fields, eight sand volleyball courts and a one mile jogging trail. The Inverness Metropolitan Improvement District coordinates an outstanding summer program of co-ed team sports for the tenants of the Park.

The Colorado Athletic Club is a luxurious 127,000 square foot facility located in the Park south of the County Line Road entrance. Indoor/outdoor tennis, racquetball, squash, Nautilus, aerobics, an indoor running track and indoor/outdoor swimming are offered. This is one of Denver's finest athletic clubs.



PLANNING AND ARCHITECTURAL REVIEW COMMITTEE

The review committee ensures a high standard of building design and land planning. All signage is controlled by standards set by the committee.

UTILITIES

WATER AND SANITARY SEWER

Full municipal services are supplied by the Inverness Water and Sanitation District at pressures to meet Fire Underwriters Lab requirements. Water supply is provided by a combination of deep wells and a connection with the Denver Water Department. Water taps are available for immediate or future use on any Inverness building site.
Main line size: 12".

ELECTRICITY AND GAS

Supplied by Xcel Energy. All underground lines.

TELEPHONE

Qwest and others. All underground lines.

POLICE PROTECTION

Provided by Arapahoe and Douglas Counties.

FIRE PROTECTION

Provided by South Metro and Parker Fire Districts from within two to three miles of the Park. Project has fully installed water hydrants, storage tank and pump systems.

FOR FURTHER INFORMATION PLEASE CONTACT:

Inverness Properties, LLC (303) 799-9500

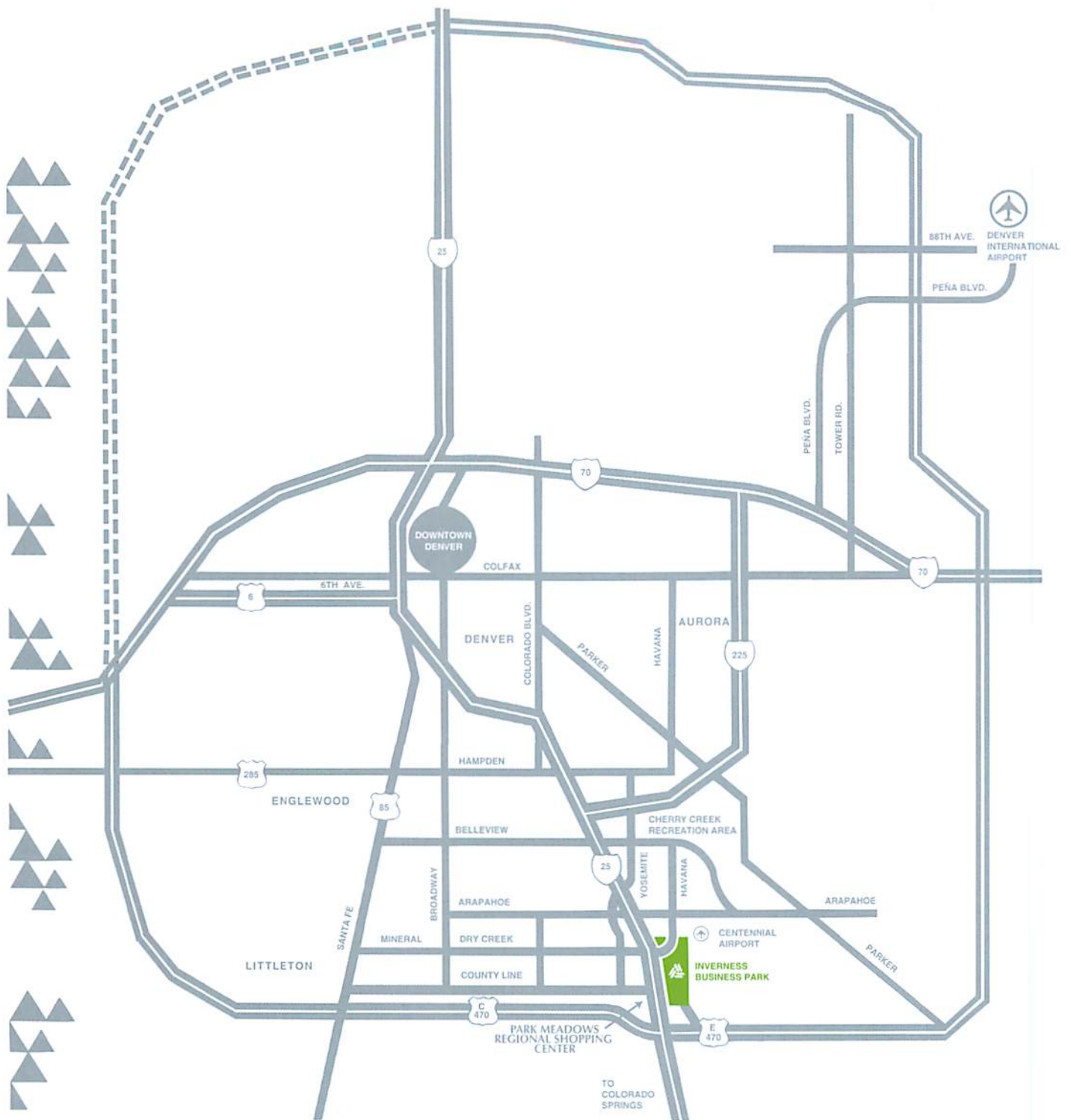
Inverness Metropolitan Improvement District (303) 649-9857

2 Inverness Drive East
Suite 200
Englewood, Colorado 80112

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Address Directory

1. Dynamic Solutions International
2. APEX Petroleum Engineering
Browning International
The CFC Group
Foos Financial
High Impact Graphics
Inverness Properties, LLC
Mulhern MRE
Spierer, Woodward, Corbalis &
Goldberg, PC
3. Kone, Inc.
4. Deerwood Development
Metro Brokers, Inc.
Saytek
Stewart Shortridge & Rothman, PC
Structures, Inc.
- 4B. Newdea, Inc.
Merlin Technologies
Telcordia Technologies
Rim Operating, Inc.
5. The Active Network/Fairway Systems
6. Allied Electronics
BSB Leasing, Inc.
Nexus Telecommunications
ValuPlus Merchants Association
ViewMyLife.com
7. Sirius Enterprise System Group
8. CPP Engineering, Inc.
Gasco Energy, Inc.
KeyOp Reprographics
Renovare
Mortgage Mart of Denver
9. Opus Northwest, LLC
Unique Litho, Inc.
10. Custom Business Solutions
Humanscale Corporation
IRC Management
McConaughy & Sarkissian, PC
Martin Marietta Materials, Inc.
Rigid Building Systems, Ltd.
Sun Cafe
11. O&G Environmental
13. E-Max Instruments
14. Bede Scientific, Inc.
Colorado Climate Maintenance
High Country Engineering, Inc.
Houston Stafford Electric
Hudspeth & Associates, Inc.
Optimum Networking, Inc.
Rocky Mountain Telecom Solutions
Selectronics, Inc.
Treats for Troops, Inc.
Twin Vision, Inc.
Winston Corporation
15. Information Handling Services
16. Consultus Asset Valuation
Meagher Oil & Gas Properties, Inc.
Forest Glen
Bainbridge, Inc.
Wall Street Securities, Inc.
Zick Business Advisors, Inc.
17. Dow Jones & Company, Inc.
18. Nestle
19. Consolidated
Wholesale/NAPCO
Inverness Water & Sanitation
20. Nestle
21. Aspen Development
23. Allied Motion Technologies, Inc.
CFMC
Fransen Pittman
24. Alternative Technology, Inc.
27. Community Banks of Colorado
33. ISEC
35. Teledyne Monitor Labs, Inc.
40. Ickovic & Roth P.C.
41. Ground North Engineering Consultants
42. Buckley Powder Company
43. First Line Insurance Service
Bondi & Co.
44. Fairbairn Commercial
Loup Development Company
McVehil-Monnett Associates, Inc.
Nautica Funding, Inc.
Newport Exploration
45. Morris Animal Foundation
55. Jeppesen/Boeing
56. Aspen Maintenance
Cal Vada Surveying, Inc.
Federal Mediation &
Conciliation Service
Internal Revenue Service (IRS)
58. Arizado Architects
Deep South of Colorado
Internal Revenue Service
Stratos
61. Co-Sales, Inc.
Computer and Communications
Technologies, Inc.
Intergraph Corporation
Jeppesen/Boeing
Leica Geosystems, Inc.
Scientific Atlanta
63. American Humane Association
Millenium Auto Sport
64. The Affinity Group, Inc.
65. Panel Steel Buildings, Inc.
Soft Trac Buildings, Inc.
67. Centennial Leasing & Sales
68. Accountability Polygraph Services
Choice One Properties
Cherry Creek Investment
Advisers, Inc.
Ennovate Corporation
Highlands Consulting Group
Superior Appraisals
72. VACANT
74. VACANT
76. Clear Channel
79. Arrow Electronics, Inc.
80. Bemas Construction
82. Sports Bridge Sports Complex
84. TQ3 Navigant
88. Office Court on Inverness
90. Echo Star Technologies Corporation
94. Echo Star Technologies Corporation
96. 360 Media
AKS Labs, Inc.
Certified Business Services
CHSystems Corporation
Gatelys
Newmont Geophysics
One Source Medical
Precision Door Service of Colorado
Southeast Office Supply
98. EMC
Extenda Solutions
Global Communications
Hurtado Consulting Group
Interlink
Kodiak Petroleum
Plurisinc
Qortex
99. Inter-Tel Technologies, Inc.
Pulte Mortgage, LLC
100. Village Homes of Colorado
101. Pulte Mortgage, LLC
IPS MeteorStar, Inc.
102. Cresta Insurance
MGMA Survey Operations
Schuff Steele
TST Infrastructure, LLC
103. Lincoln Electric Company
Microfilm & Imaging Systems, Inc.
104. Medical Group Management
Associates
106. Nissan North America
108. Nissan Motor Corporation
109. H & B Foundations
Parker Medical
Confirm Monitor Systems
South Seas Data
WestMed
110. TransTracheal Systems, Inc.
Universal Hospital Services, Inc.
111. Nissan North America
112. Centura Health
BRC Harris, Inc.
One Stop Parts Source
Primeflex Labels, Inc.
114. Audio Visual Innovations, Inc.
115. Innovative Lending
MWHC
Shea Mortgage
116. APL Limited
CH2M Hill
Munch-A-Sub
JP Morgan
National Technology Transfer, Inc.
Woolpert, Inc.
125. Dry Creek Medical Campus
135. Dry Creek Medical Campus
155. Innovative Lending Solutions
Reisbeck Associates, Inc.
160. First Trust Corporation
Time Warner Cable
US Postal Service
161. DirecTV
181. Comcast
183. Comcast
188. Carma Developers
Centura Health
Cingular Wireless
Country Insurance and Financial
Services
Freight Savers
Harris, Karstaedt, Jamison &
Powers, PC
Health Trio
New Prime Lending
191. Flemings Prime Steakhouse &
Wine Bar
198. Dex Organization
200. Inverness Hotel & Conference Center
Inverness Golf Course
304. All Mortgage Solutions
Fidelity Information Services
Newland Communities
Northwestern Mutual Financial
Patterson, Nuss & Seymour, PC
Schwans Home Service
Sebring Capital
Smith Williams Consultants
Southeast Business Partnership
Ultra Resources
Variety Pet Foods
309. Colorado Association of Realtors
313. XO Communications
315. Data Connect
Kraft Corporation
Center for Performance Assessment
XO Communications
321. IHS World Headquarters
325. Developmental Pathways
327. Aurora Loan Services
330. Gates Customer Solutions Center
333. Nextel
335. MCI Switch
345. Honeywell
Manhard Consulting
OptionCare
Tetrad
Zykronix
355. Pacer CATS
357. Newmont Mining
Winn-Marion Barber, LLP
359. Planning Services
QSE Technologies
- ProCorp Images
River Design, Inc.
Teleco of the Rockies
360. BlueLinx Company Western
Sales Center
361. Accredo Therapeutics
E Light Electric Services, Inc.
Service Master Central
365. Tech Engineering
Pulte Homes
367. Interactive Media Solutions
International Center for
Postgraduate Medical Education
369. Sourcecorp
ZetaCore
370. Jones Cable
373. Merrill & Company CPAs
Peakvue Productions
374. Colorado Athletic Club at Inverness
Fransua's at Inverness
375. Qwest Aberdeen Center
Cargill Meat Solutions
Excel Corporation
Marsh & Associates
MoWatt Financial
Nutra, Inc.
Zion Investment Corporation
384. American National Insurance
GMAC Bank Mortgage Lending
Helton & Williamsen, PC
Quickpen International
Softec Solutions, Inc.
Wachovia Small Business Capital
Worth Group Architects
385. American Express Financial Advisors
Atrilogy Solutions Group, Inc.
Advantage Travel
Banko Petroleum Management
DHL Express
Mentis Technology Solutions
Sierra Pacific Mortgage
Southwest Signal Engineering
SV Capital
391. Aspen Ware
Foundation Coal
IntraNext Software
Knowledge Workers
393. Data393
400. Altus Real Estate Network
Cochlear Corporation
Compuware Corporation
20/20 Institute
Wells Fargo Home Mortgage
7275. Castlewood Grange
7401. Maggiano's Little Italy
7459. Arrow Electronics, Inc.
7475. Pulte Home / Pulte Mortgage
8310. Beazer Homes
Land Title Guarantee Company
Regus Business Center
Transwestern Commercial Services
Waste Management
8320. Courtyard by Marriott
8322. Residence Inn by Marriott
10101. Newmont Mining Corporation
10303. Frontier GMAC
Legacy Financial
NW Horizons Hearing Center
Tom Jones Clothing Company
Wire One Tech
Smith Barney
10333. Benefit Management Systems
Centex Homes
Commerce Title Company
Computer Associates
CTX Mortgage
Destination Hotels & Resorts
New Horizons Computer Learning
Centers of Colorado
PM Realty



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Amenities, Park Recreation Facilities and Services

With its prime location on Interstate 25 and C-470/E-470 in Denver's southeast corridor, Inverness offers some of the most expansive views of the Rocky Mountain Front Range.

Inverness' rolling green terrain and park-like environment are enhanced by an 18-hole championship golf course, which serves as a permanent greenbelt for resident companies. The 150-acre Inverness Golf Course is one of southeast Denver's finest private membership clubs and is available to all Inverness tenants.

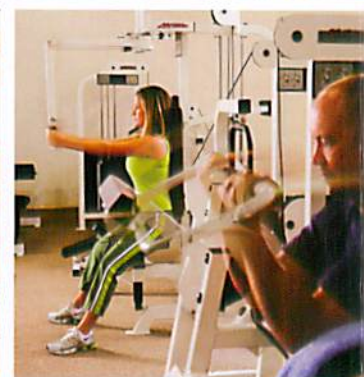
Adjacent to Inverness, Centennial Airport is equipped to service private and corporate aircraft of all sizes and its main 10,000-foot runway is I.L.S. equipped.

A variety of banks, hotels, full-service and fast food restaurants and retail centers such as Park Meadows Regional Shopping Center and Centennial Promenade are located within or near the Inverness Business Park.

The 302-room Inverness Hotel & Conference Center offers one of the finest meeting facilities in the metro area. The Colorado Athletic Club is a luxurious

127,000 square foot recreation facility with a public restaurant, indoor/outdoor tennis courts, racquetball/squash courts, a cardiovascular and weight training center, aerobics, basketball, an indoor running track, indoor/outdoor swimming pools and personal fitness training programs.

The Inverness Metropolitan District offers an excellent summer program of co-ed team sports. The District's facilities are located on a 20-acre park which includes three softball fields and eight sand volleyball courts. Over 1,500 Inverness employees participate in these outstanding corporate recreation leagues.



Inverness Properties, LLC serves the owners and businesses of the southern I-25 corridor. Allow us to show you how experience and expertise can enhance your commercial environment. Our high quality real estate services include:

Development • Marketing and Brokerage • Asset and Property Management • Building Maintenance and Engineering Tenant Finish Construction • Landscape Maintenance Services • Financial and Accounting Services

Please call our office at 303.799.9500 for more information.