

# 116 INVERNESS DRIVE EAST



## Building Renovations Are Complete at Inverness' Premiere Office Building

**116 Inverness Drive East** is a Class A building ideally situated in the Inverness submarket, with excellent access to I-25 and numerous retail amenities within walking distance. In 2017, ownership completed an extensive building renovation that modernized the building and gave 116 Inverness the best amenity offering in Southeast Denver.





116 INVERNESS DRIVE EAST

## Building Specifications

**Building Size** 214,139 RSF

**Number of Stories** 4

**Parking** Ratio of 3.7 : 1,000 SF

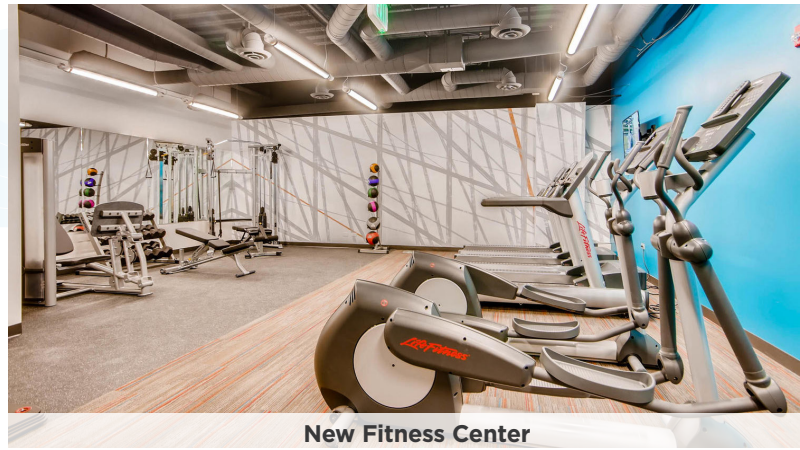
**Light Rail** 12-Minute walk to Dry Creek Light Rail Station

## New Building Amenities

- Brand new state-of-the-art fitness center
- Showers and lockers
- Bike storage
- 2 Building conference rooms
- Activated outdoor patio with barbecue grill
- On-site deli

## Office Space Highlights

- High-end building finishes
- 9 Foot ceilings
- Covered parking available
- Column-free floor plates
- Within walking distance to numerous retail amenities



**New Fitness Center**



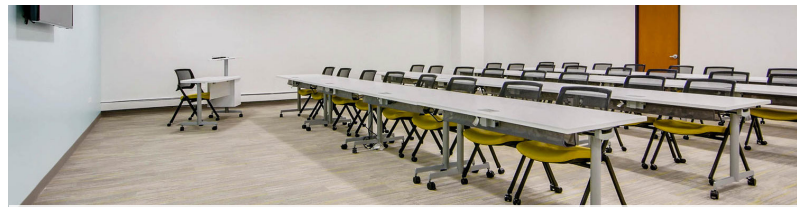
**Collaborative Meeting Spaces**







**New Building Deli**

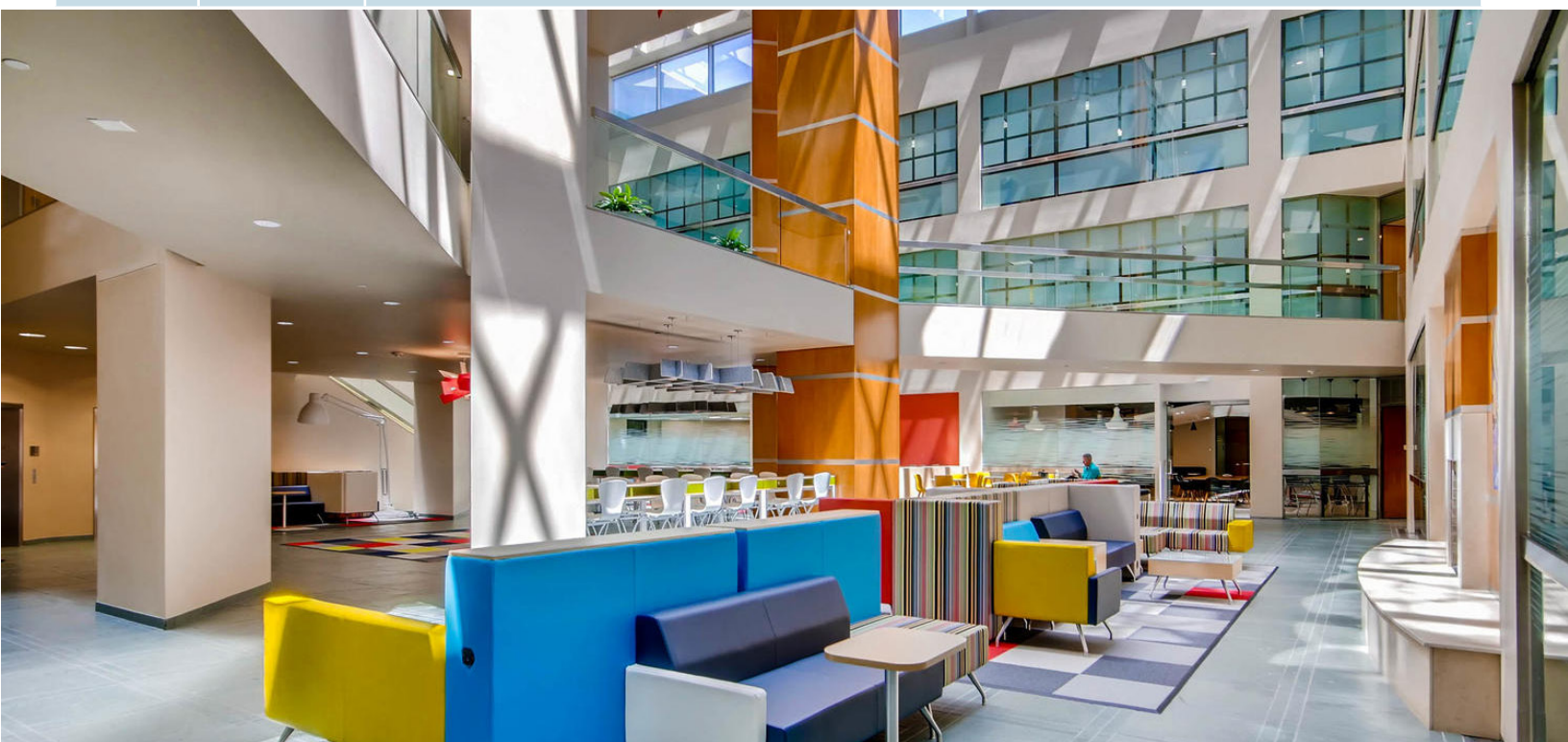


**New Conference and Training Rooms**



## Current Availabilities

<b>Suite 104</b>	6,857 RSF	Brand new spec suite. Seven offices on the glass, conference room, break room and large open area.
<b>Suite 105</b>	9,440 RSF	Fantastic end cap space with eleven offices, conference room, break room, reception and large open area.
<b>Suite 107A</b>	7,420 RSF	Efficient suite with golf course views and lobby identity. Ten offices on the glass, two conference rooms and large open area.
<b>Suite 107C</b>	6,496 RSF	Ten offices on the glass, large open area and reception.
<b>Suite 200</b>	4,379 RSF	New spec with lobby identity. Six offices on the glass, conference room, reception, large open area and break room.
<b>Suite 204</b>	1,742 RSF	Spec suite with two offices on the glass, conference room, reception open area and break room.
<b>Suite 205</b>	3,344 RSF	New spec suite with two sides of glass and abundant natural light. Three offices on the glass, conference room, large open area and break room.
<b>Suite 250</b>	6,529 RSF	Brand new spec suite with high end finishes and two sides of glass. Seven offices on the glass, conference room, reception, break room and open area.
<b>Suite 270</b>	2,930 RSF	Corner suite with abundant natural light. Six offices on the glass, open area, reception, conference room and break room.
<b>Suite 280</b>	9,951 RSF	End cap space with abundant natural light. Ten offices on the glass, two conference rooms, break room and large open area.
<b>Suite 300</b>	32,311 RSF	Available 2/2018. Mostly open plan with multiple large conference rooms, exterior offices and break room.
<b>Suite 330</b>	3,889 RSF	White boxed suite ready for tenant improvements.







For more information, please contact:

**Doug Wulf**  
Executive Managing Director  
+1 303 312 4218  
doug.wulf@cushwake.com

**Dan Miller**  
Managing Director  
+1 303 312 4272  
dan.miller@cushwake.com

**Andrew McCabe**  
Associate  
+1 303 312 4253  
andrew.mccabe@cushwake.com

