



161¹inverness

255,132 SF Available // Single Tenant Opportunity



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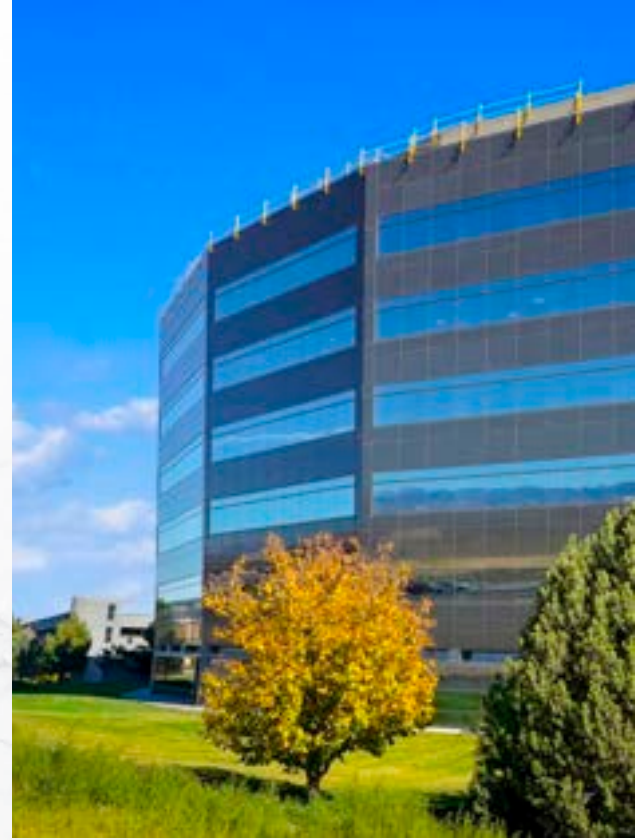
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Single Tenant Opportunity

161 Inverness is a 255,132 SF Class AA office building located in the bustling southeast Denver submarket. This trophy asset sits in one of Denver's most desirable corporate business parks. With unbeatable visibility, ideal location, and unique architecture, this building offers a premier single tenant opportunity.





Property Highlights

161 Inverness Dr
ENGLEWOOD, CO 80112

1997 SF
YEAR BUILT

Class AA
BUILDING

5.5/1,000
PARKING (APPROX.
1,400 SPACES)

5.52 Acres
SITE SIZE

255,132
SQUARE FEET

38,000
TYPICAL FLOOR

6
FLOORS



\$5.8 Million

OF BUILDING IMPROVEMENTS RECENTLY COMPLETED

1st & Fifth Floor Improvements

Fire System Replacements

Cooling Tower Upgrade

Elevator Modernization

Roof Replacement

Roof Protection Systems

Card Access System Replacement

Camera System Replacement

Camera Systems

Automation Update

Flat Plate Heat Exchanger

Electrical Backbone

Building Description



Lobby

- Security desk
- Marbled / painted dry wall
- Carpeted floors



Security

- Security access at entrance/exit doors
- Monitored by on-site security system
- Key-card access to entrance/exit doors
- Interface system at security desk
- 40-camera video surveillance system



Ceiling

- Suspended acoustical title & grid ceilings
- Floor-to-floor ceiling heights - 14'
- Finished ceiling heights - 9'



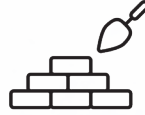
HVAC/Energy Management

- Office floors are heated and cooled by two field erected air handling systems that supply conditioned air to a combination of variable air volume boxes & a perimeter fan power boxes
- 3 centrifugal chillers supply chilled water to air handling system with condenser water supplied to the chillers by three roof mounted cooling towers (capacity of 300 tons)
- Upgraded Three Cell BAS Cooling Tower & Flat Plate Heat Exchanger
- Natural gas fired boiler that supplies hot water to outside air pre-heat coils



Electrical

- Electrical service supplied to the office building and the parking garage by Xcel through two switches and two utility-owned transformers located at the grade along the north side of the building
- Service supplied at 277/480 volt 3 phase by two utility transformers
- Contains 1,500 K-W, 277/480-volt Cummins diesel engine driven back-up generator that is installed on the roof of the building



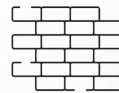
Foundation

- Consists of piles driven to bed rock that supports pad footings grade beams



Structure

- Metal rock roof deck supported by steel beams & wide flange columns
- Columns provide a 30' x 30' bay
- Upper floor framing is a metal floor deck supported by metal beams



Exterior Walls

- Building envelope consists of a glass curtain wall system with stone panels between the glass ribbons



Safety Items

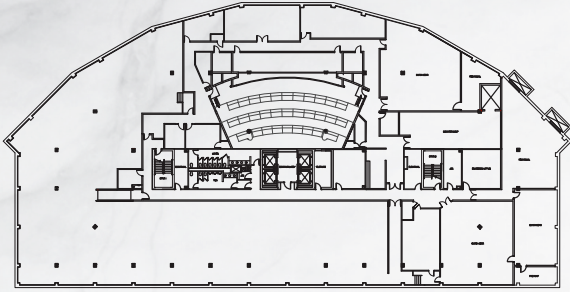
- Wet fire protection standpipes and sprinklers with one wet sprinkler zone per floor
- Each of the stairwells have a fire department hose
- Simplex Model 4100 fully addressable fire alarm control panel that monitors the building
- Parking garage is provided with dry type fire suppression for the lower two levels



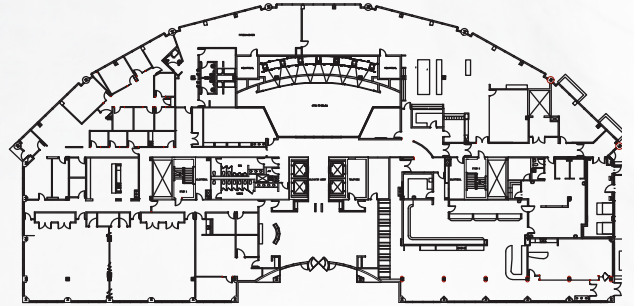
Plumbing

- City of Englewood provides domestic water, storm sewer, and sanitary sewer service to 161 Inverness
- Domestic water pressure is boosted from the lower level of the building by a skid mounted triplex centrifugal house pump system containing three 7.5 HP pumps with variable frequency drives

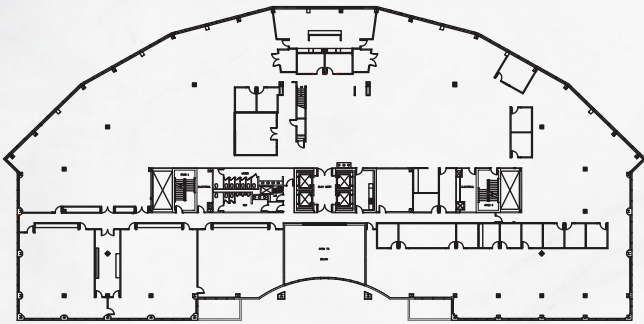
Lower Level | 31,698 SF



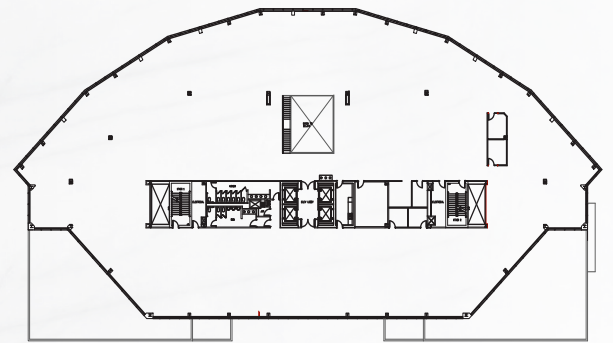
Level 1 | 30,928 SF



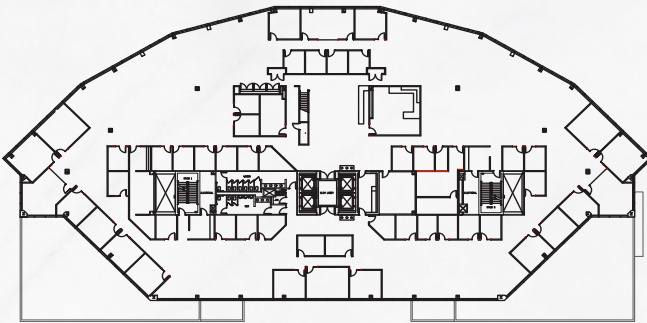
Level 2 | 40,939 SF



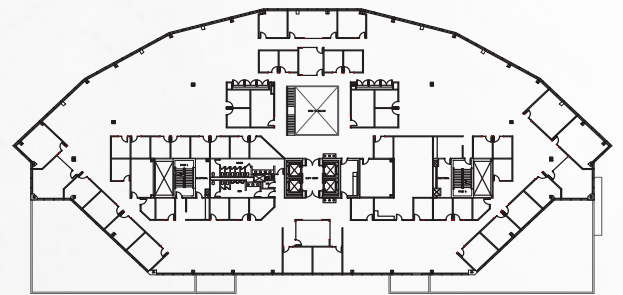
Level 3 | 37,122 SF



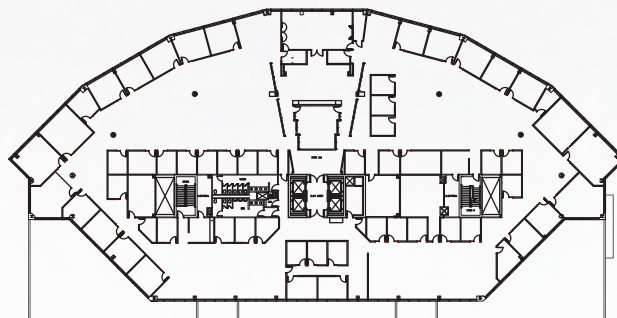
Level 4 | 37,639 SF



Level 5 | 38,158 SF



Level 6 | 38,648 SF

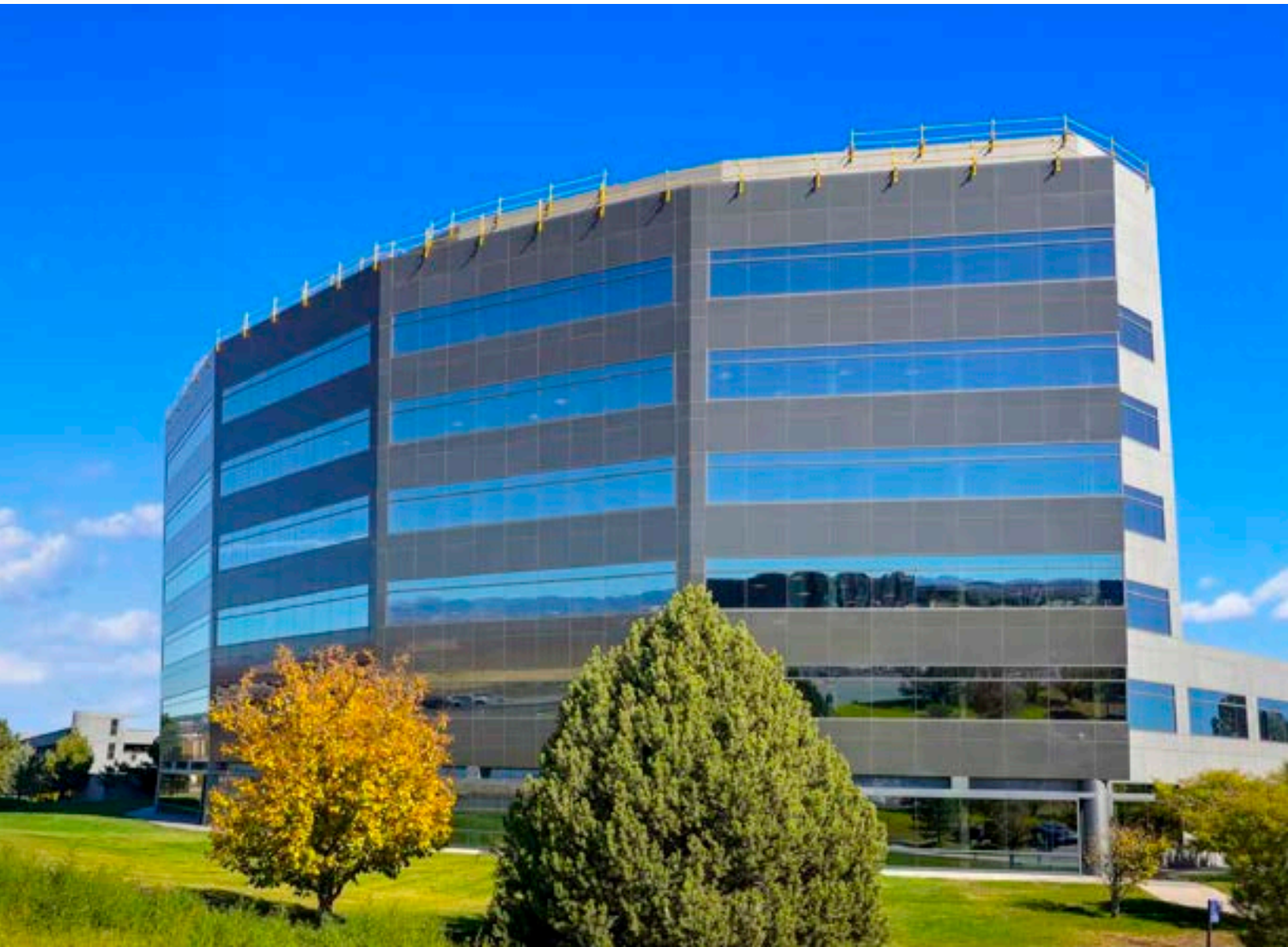




FULL BUILDING
AVAILABLE

255,132

RENTABLE
SQUARE FEET





Southeast Suburban Denver

BY THE NUMBERS

55,256

TOTAL RESIDENTIAL POPULATION

38.2

MEDIAN AGE

\$146,976

AVERAGE HOUSEHOLD INCOME

2.14

AVERAGE HOUSEHOLD SIZE

97.5%

CIVILIAN LABOR FORCE EMPLOYED

171,044

TOTAL EMPLOYMENT POPULATION

7,755

TOTAL BUSINESSES

69%

RESIDENTS WITH A
BACHELOR DEGREE OR HIGHER

10.3M

SF RETAIL SPACE

2.5%

CIVILIAN LABOR FORCE UNEMPLOYED

Area 17.67 square miles



Incredible Location

161 Inverness is immediately adjacent to the pedestrian walkway leading to the Dry Creek Station for convenient light rail access (8 min walk) to the entire Denver metro area and Denver International Airport.

The location also offers exceptional highway access, with direct egress to Dry Creek Road and immediate access to I-25. Additionally, 161 Inverness is within minutes of I-225 and E-470.

161 Inverness also is in close proximity to some of Denver's top executive neighborhoods. Including Lone Tree, Cherry Hills, and RidgeGate.



5 Minutes
CENTENNIAL AIRPORT



30 Minutes
DENVER INTL. AIRPORT



20 Minutes
DOWNTOWN DENVER



10 Minutes
DENVER TECH CENTER

DENVER TECH CENTER



DRURY PLAZA HOTEL

Dry Creek Station



E Country Line Rd



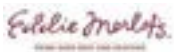
PARK MEADOWS

E Lincoln Ave



Hwy Access

Train Access



7 minutes 3 miles



County Line Station

Lincoln Station

161^{inverness}

DENVER INTERNATIONAL AIRPORT (DEN)

30 minutes
29 miles





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