

188

188 INVERNESS DRIVE WEST | ENGLEWOOD, CO 80112

Welcome to
the **NEW** and
IMPROVED
188 Inverness





CONFERENCE ROOM



FITNESS CENTER



REMODELED OUTDOOR PLAZA



Welcome to
the NEW and
IMPROVED
188 Inverness!

AMENITIES TO FIT YOUR EVERY NEED

Early 2018 Remodels Include:

- **2-story lobby and atrium (full remodel to be completed summer 2018).** Highlights include: Communal seating, Wi-fi internet access, pendant lighting, plug-in stations
- **State-of-the-art conference facility that can seat up to 55 people with a total standing capacity of 100 (full remodel to be completed summer 2018).** Highlights include: Wi-fi internet access, projector and viewing screen, ergonomic seating
- **Outdoor dining/meeting/entertainment terrace (full remodel to be completed summer 2018).** Highlights include: Wi-fi internet access, fire pit, awnings, dining tables, meeting spaces, direct access to Inverness Park walking path
- **Completed fitness center** with state of the art equipment and amenities that include men's and women's locker rooms with showers (remodel complete)
- **Attached covered parking** — linked to building via covered, secured access
- **New remodeled café** with 75 seat capacity, full-service lunch menu, coffee bar and catering options
- **Ownership, management and maintenance located on-site** which allows all tenant needs to be met promptly
- **Building and monument signage** available (with I-25 visibility)
- Quick access to/from Interstate 25, Park Meadows Mall, Hilton Denver Inverness Hotel and Golf Club, and hundreds of dining/entertainment/service amenities located within 3 miles
- **Expandability** — Ownership controls adjacent site which can accommodate an additional 176,000 SF and can be built to suit occupants needs

BUILDING PROFILE

- **Total Square Footage:** 257,220 RSF
- **Typical Floorplate:** approx. 24,000 SF & 38,000 SF
- **Number of Floors:** 8 floors
- **Year Constructed:** 1990
- **County:** Arapahoe **City:** Englewood
- **Land Acreage:** 10.35 acres
- **Parking:** 693 surface parking spaces, 212 structured parking spaces, 4/1,000 SF total
- **Ceiling Height:** 8'6" floor to ceiling
- **Fiber Providers:** Century Link, Level(3), Comcast
- **Elevators:** Five passenger, one freight, modernized in 2016
- **Fire & Life Safety System:** Secutron Panel, fully sprinklered, smoke/heat detectors, strobes & horns



2-STORY ATRIUM/LOBBY



CAFE



STRUCTURED PARKING



188



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EVERYTHING YOU COULD POSSIBLY WANT IN A CLASS A BUILDING

188 Inverness Drive West is an iconic Class A building in the prestigious, covenant controlled Inverness Park. The building features and amenities create a distinctive, corporate environment unmatched in the area. Combining this with the accessible location and abundant surrounding amenities provides for a genuinely unique tenant experience.





THE SHOPS AT VALLAGIO

- 4 restaurants, including Eddie Merlot's, Racca Pizzeria, Metropolitan Bar & Grill
- 8 retail stores



RTD LIGHT RAIL STATIONS

- Short walk to Dry Creek Station
- Call-n-Ride Shuttle Service direct to/ from 188 Inverness
- **10,095 Riders per Day**



CENTENNIAL AIRPORT

- Consistent top 3 busiest general aviation airport in the US
- Directly adjacent to Inverness Park for all executive travelers



COLORADO ATHLETIC CLUB

- The premier full-service athletic club in the SE
- 75+ pieces of cardio and strength training equipment, childcare and cafe
- Indoor/Outdoor tennis and swimming

**IN THE
CENTER
OF IT ALL!**



CENTENNIAL PROMENADE

- 50 specialty stores including REI, Rock Bottom Restaurant and Brewery, Wahoo's Fish Taco, Longhorn Steakhouse and J. Alexander's



PARK MEADOWS MALL

- Largest shopping mall in Denver
- 185 retail stores including Nordstrom's, Macy's, JC Penney & Dillard's
- Restaurants include: Cheesecake Factory, PF Changs, California Pizza Kitchen, Brio Tuscan Grill & Seasons 52



HILTON DENVER INVERNESS HOTEL

- AAA four-diamond rated luxury hotel
- 302-rooms and 43 meeting rooms
- 60,000 SF of indoor/outdoor meeting space



INVERNESS GOLF COURSE

- 18-hole Championship Golf Course



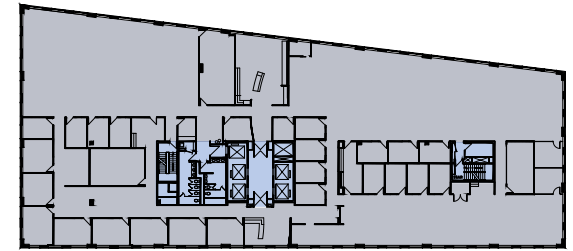
SPACE AVAILABILITY OPTIONS FOR SMALL BUSINESSES TO CORPORATE HEADQUARTERS

From move-in ready suites with workstations and furnishings to distinctive full floor plates that can be combined to reach nearly 140,000 RSF on contiguous floors, 188 Inverness Drive West can accommodate almost any space requirement. Extensive window lines provide panoramic mountain or golf course views from nearly every suite.

**FLOORS 2-6
CAN BE
COMBINED
FOR A
140,000 RSF
CONTIGUOUS
BLOCK**

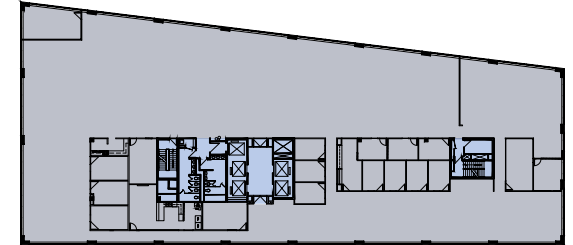
FLOOR 8

SUITE 800
24,793 RSF



FLOOR 7

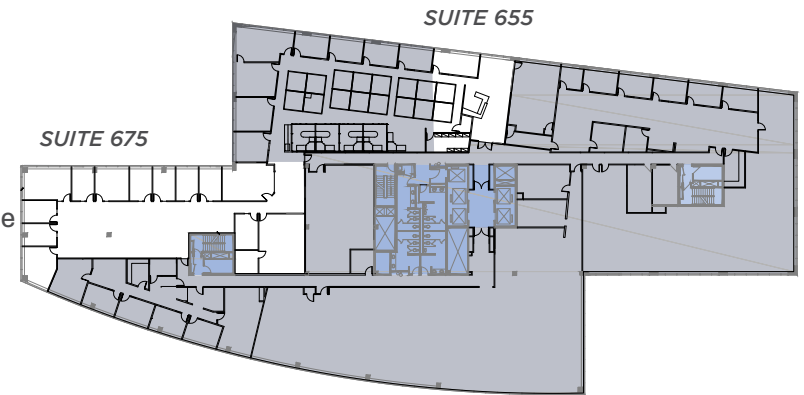
SUITE 700
24,176 RSF



FLOOR 6

SUITE 655
1,966 RSF
▪ furniture available

SUITE 675
6,103 RSF



FLOOR 5

SUITE 500
38,122 RSF
▪ full floor
▪ workstations
available



AVAILABLE SPACE



LEASED SPACE

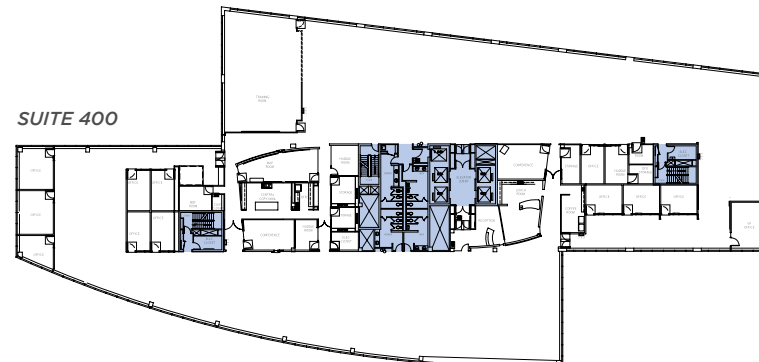


COMMON AREA



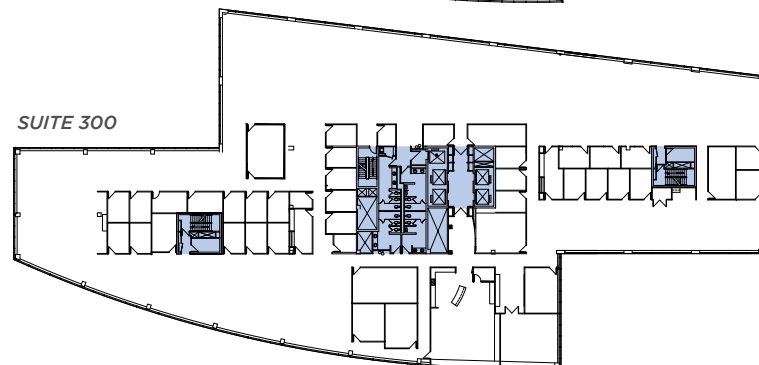
FLOOR 4

SUITE 400
 38,122 RSF
 ■ full floor
 ■ workstations available



FLOOR 3

SUITE 300
 38,516 RSF
 ■ full floor
 ■ workstations available



FLOOR 2

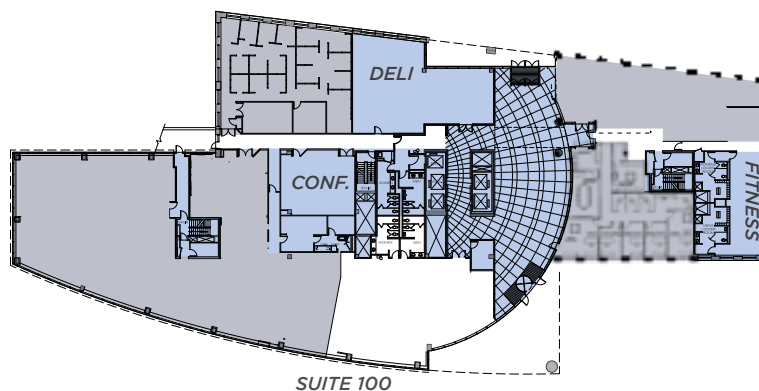
SUITE 210
 5,560 RSF

SUITE 225
 4,136 RSF
 ■ furniture available
 ■ workstations



FLOOR 1

SUITE 100
 4,003 RSF
 ■ white box
 ■ ready for custom buildout



AVAILABLE SPACE
 LEASED SPACE
 COMMON AREA



ELEVATOR LOBBY



180 INVERNESS DR. W.



2-STORY ATRIUM/LOBBY



THE POSSIBILITIES ARE ENDLESS

188 Inverness Drive West not only has the capability to house a large multi-floor corporate tenant, but the potential to build 180 Inverness Drive West on the land to the north allows for the addition of approximately 176,000 SF creating a customizable corporate campus in the heart of Inverness Park!

180 Inverness Drive West — “The Edge”

- Six floors with 2-story atrium
- Approximately 29,000 SF column-free floorplates
- Covered parking; 4.5/1,000 parking
- Exterior building signage

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CONTACT

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