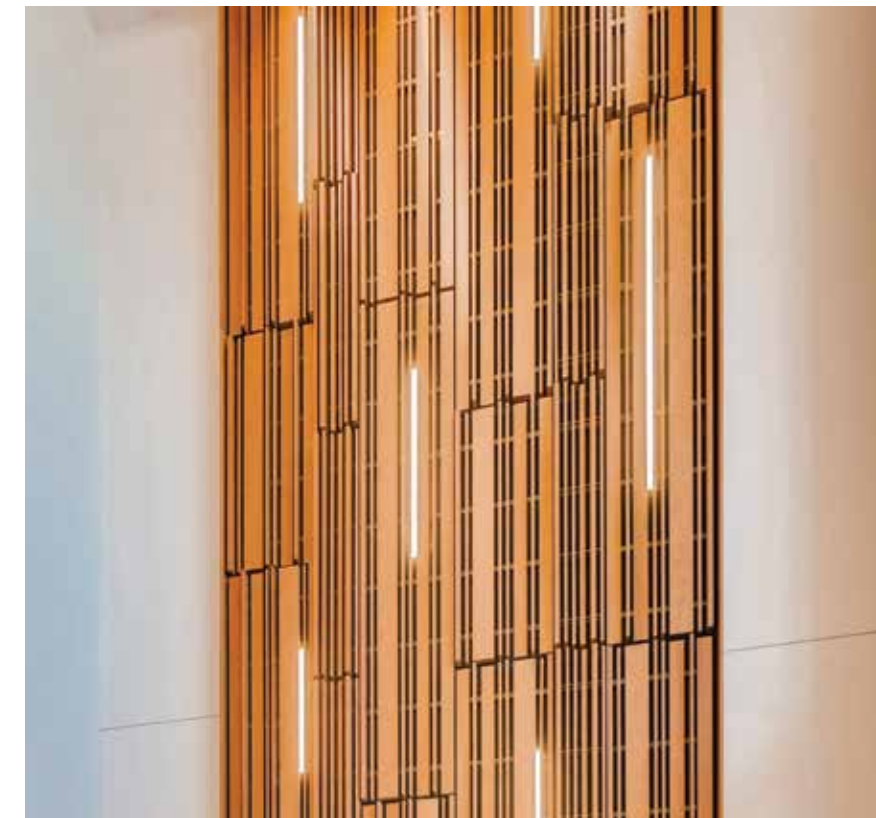


169 INVERNESS

**Modern office at the
gateway to Inverness—
*tailored to your needs.***





**METICULOUSLY
DESIGNED WITH
NO DETAIL SPARED**

Attractive floorplates, clean lines and striking views blend with elegantly designed interiors to form an inviting work experience.

A PREMIER WORK EXPERIENCE

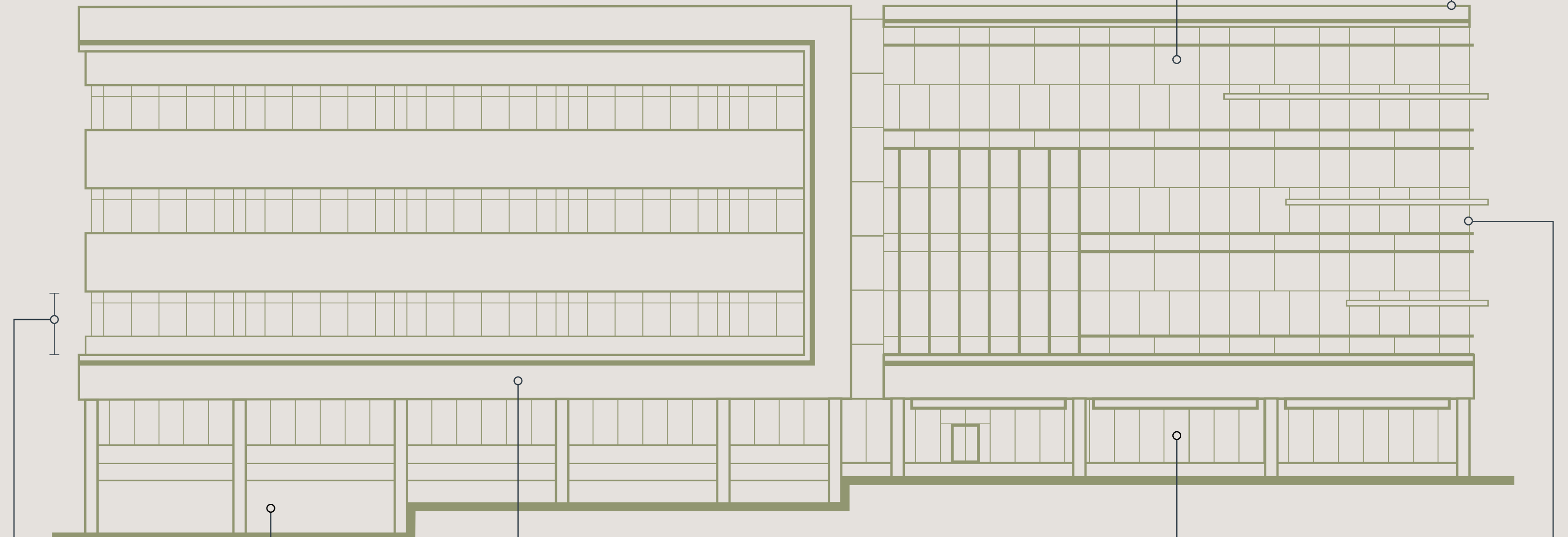
Newly constructed, 169 Inverness offers 120,000 SF of Class A office with high-end finishes and everything you need to make your work day productive on-site.

MOUNTAIN VIEWS

Panoramic views showcase the beauty and energy of the Colorado landscape.

EXPANSIVE FLOORPLATES

32,000 SF floorplates offer flexibility in space planning.



CEILING HEIGHT

10 feet finished
15 feet to deck

PARKING

4:1,000 ratio (surface and covered)
Executive covered parking below building.

CONNECTIVITY

Built-in fiber backbone for the best internet connection.

ON-SITE AMENITIES

Conference center
Tenant lounge
Fitness center with showers and lockers
Outdoor, heated terrace
Bike room

DAYLIGHT

Amazing glass lines provide ample natural daylight.

Brand new building amenities

Delivering Spring 2020

TENANT LOUNGE/CONFERENCE CENTER



TENANT LOUNGE



SPACES FOR COLLABORATION AND RELAXATION

Whether you want to work out or hang out, our curated amenity package has everything you need to make the most of your workday. To top it off, take in breathtaking views of Colorado's front range, no binoculars required.

DESTINATION INVERNESS

169 Inverness offers proximity to an abundance of shopping and dining options, light rail and I-25, 470 and I-225.

WITHIN A 5-MILE RADIUS:

bon appétit

260 restaurants

get outside

70 parks

fore!

72 holes of golf

DRIVE TIMES TO MAJOR THOROUGHFARES:

Interstate 25

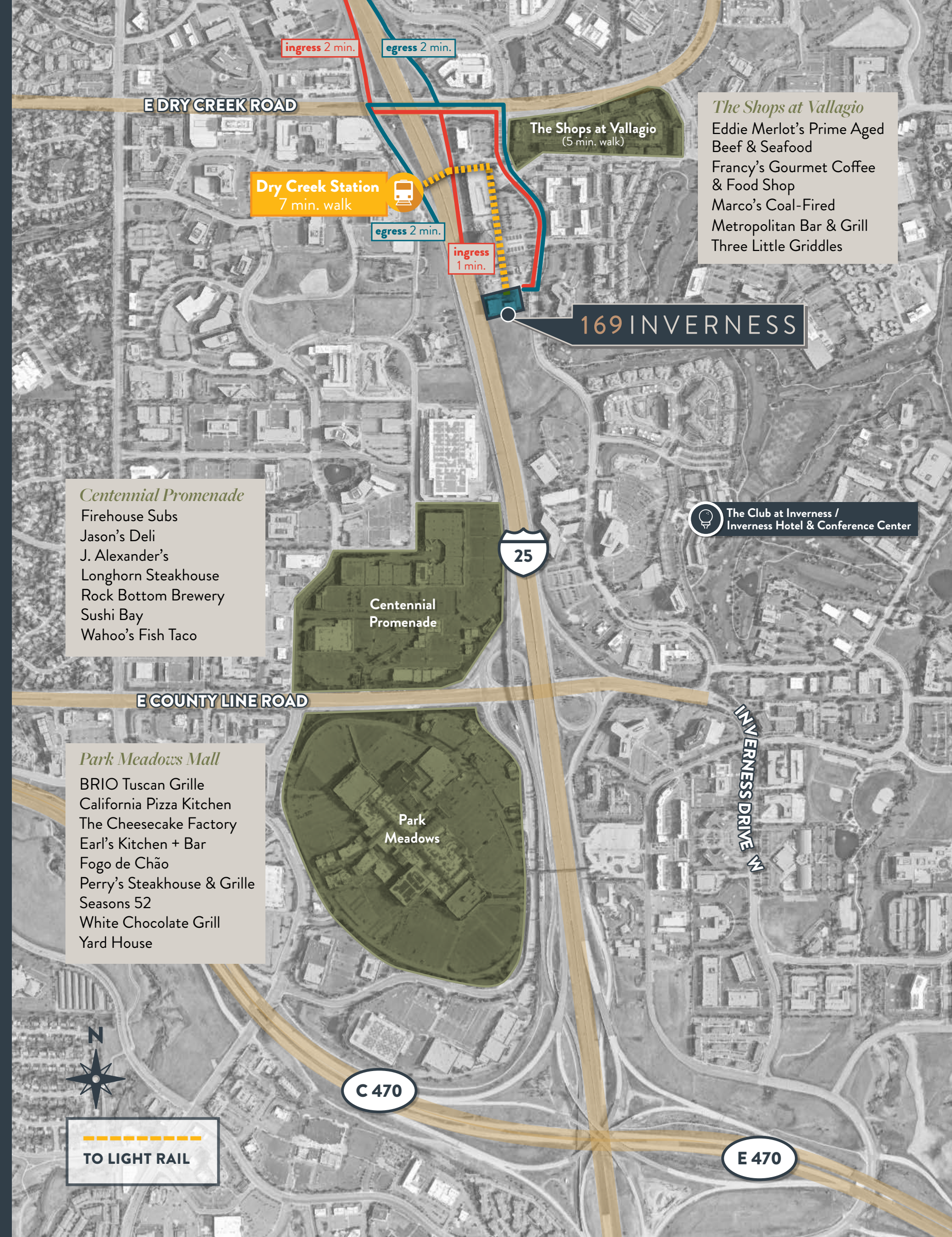
2 minutes

470

6 minutes

Interstate 225

8 minutes



The Shops at Vallagio

- Eddie Merlot's Prime Aged Beef & Seafood
- Francy's Gourmet Coffee & Food Shop
- Marco's Coal-Fired Metropolitan Bar & Grill
- Three Little Griddles

Centennial Promenade

- Firehouse Subs
- Jason's Deli
- J. Alexander's
- Longhorn Steakhouse
- Rock Bottom Brewery
- Sushi Bay
- Wahoo's Fish Taco

Park Meadows Mall

- BRIO Tuscan Grille
- California Pizza Kitchen
- The Cheesecake Factory
- Earl's Kitchen + Bar
- Fogo de Chão
- Perry's Steakhouse & Grille
- Seasons 52
- White Chocolate Grill
- Yard House

ENVISION YOUR ENVIRONMENT, MAKE IT REALITY.

With full floor and multi-tenant options available, you'll have the flexibility to make 169 Inverness your own.



floor size

32,000 square feet

bay depths

30' x 45' or 30' x 30'

columns

30' x 45' or 30' x 30'



*TYPICAL FLOORPLATE



For further leasing information please contact:

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Jones Lang LaSalle Brokerage, Inc.

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