



CLASS A | 5-STORY OFFICE BUILD-TO-SUIT
260,914 SF



SEC E. EASTER AVENUE AND S. LIMA STREET, CENTENNIAL, CO



Developed by:



UNITED
PROPERTIES
CREATING DEEP ROOTS

AREA & BUILDING HIGHLIGHTS

Nearby new TopGolf entertainment facility

Easy access from I-25 at Dry Creek Road

Master-planned development featuring Class A office; B-T-S options

Lightrail access with third-party shuttle service

Unobstructed western views

Country Club bathroom design

Bike storage/fitness center with showers/lockers

Food truck court

On-building back-lit monument signage available

| | |
|------------------------|--|
| LOCATION: | SEC E. Easter Avenue & S. Lima Street |
| AVAILABLE: | 260,914 RSF (5-story) |
| PARKING | 6.0: 1,000 (Additional parking available) |
| WINDOW HEIGHT | 9' |
| CEILING HEIGHT | 14'-6" Deck to Deck & 9'-6" ceiling heights |
| ROOFTOP TERRACE | Expansive 360° views |
| LOW COMMON AREA FACTOR | 9.66% single-tenant floor 10.99% multi-tenant floor |
| TYPICAL FLOOR SIZES | 53,597 RSF |
| RATE | Per quote |
| | LEED Silver |



LOBBY



ROOFTOP TERRACE





LOBBY



CAFE



FITNESS CENTER





Excellent Access, Prime In-Fill Location

INOVA Aero is strategically situated immediately east of the intersection of I-25 and East Dry Creek Road, between the Denver Technological Center and Centennial Airport.

The site is 20 miles southwest of Denver International Airport. Park Meadows Mall and the Promenade shopping center are just one exit south on I-25.





DOWNTOWN
DENVER

DENVER TECH
CENTER (DTC)



 **RTD**
LIGHT RAIL STOP

E ARAPAHOE RD

INOVA
DRY CREEK

S HAVANA ST

 **TOPGOLF**

INOVA 2
DRY CREEK

E GEDDES AVE

S JOLIET ST

CENTENNIAL
LEASING & SALES



INOVA
FLEX

S LIMA ST

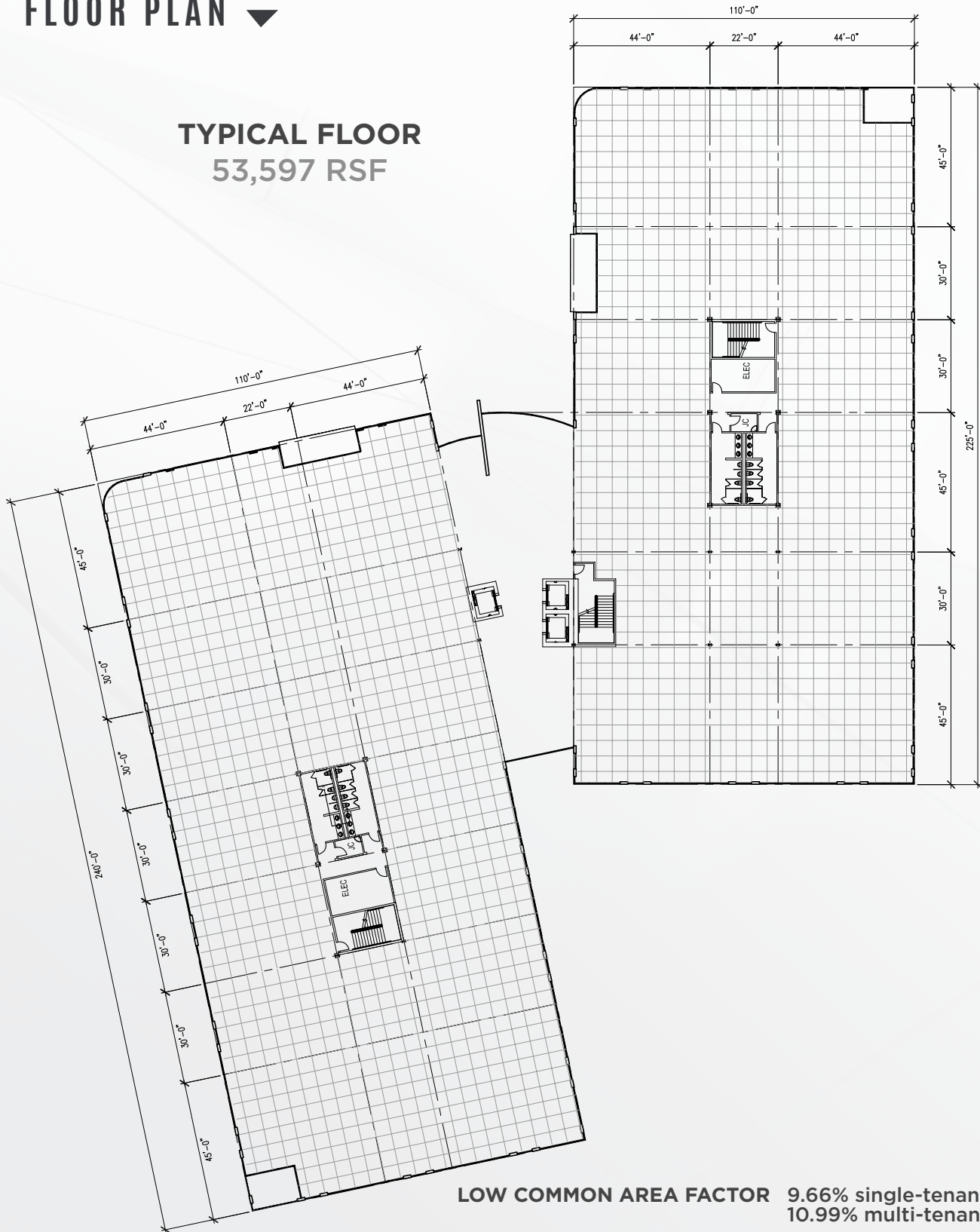
E EASTER AVE

INOVA
Aero

OFFICE

FLOOR PLAN ▼

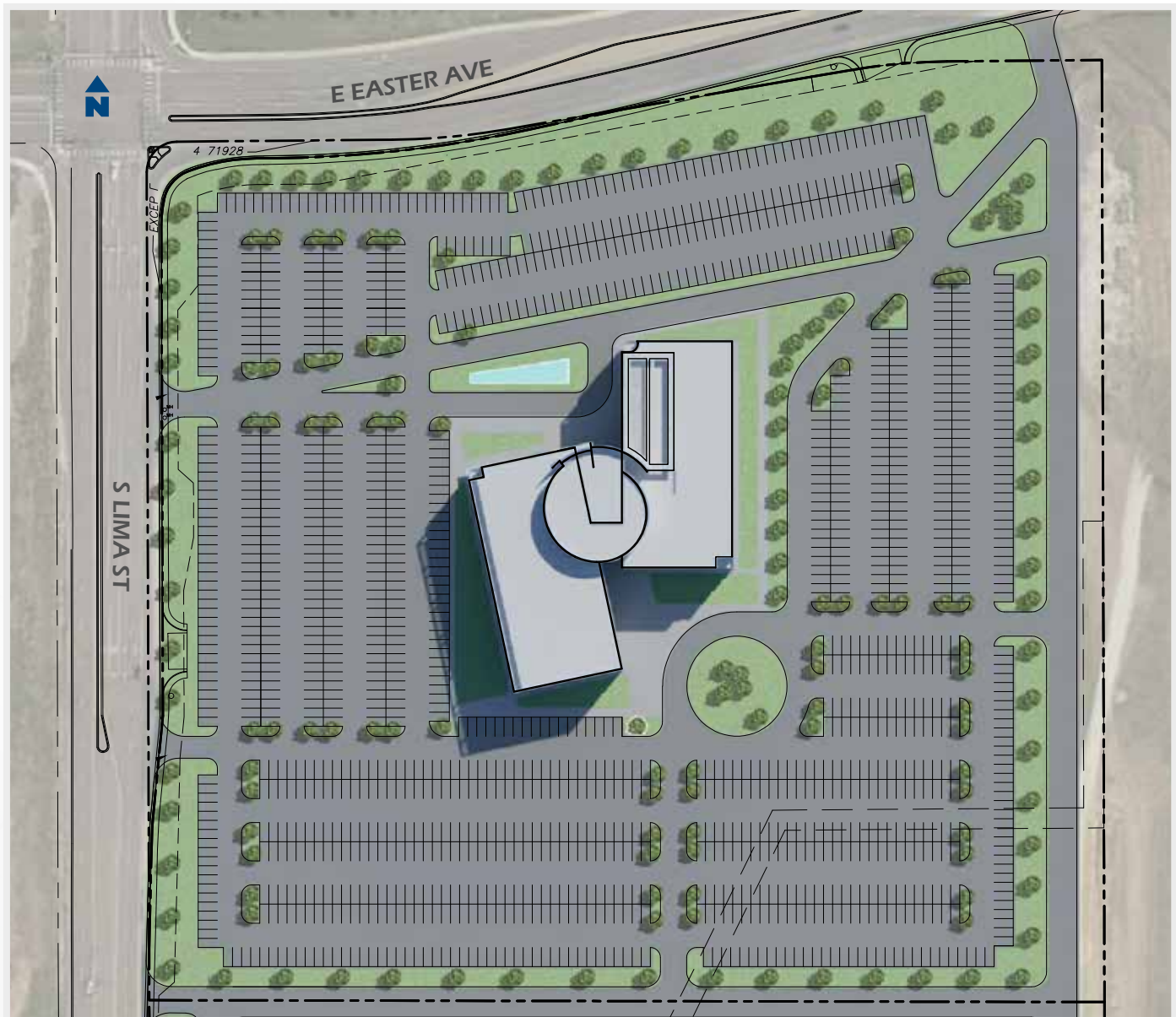
TYPICAL FLOOR
53,597 RSF



LOW COMMON AREA FACTOR 9.66% single-tenant floor
10.99% multi-tenant floor

BUILDING 3 - 260,914 RSF
(5-STORY) 6.0: 1,000 SF PARKING

SITE PLAN ▼



powers
brown
archi
ecture

Powers Brown Architecture

Powers Brown Architecture is a professional services firm practicing award-winning architecture, interior design, programming and urban design gaining recognition from local, regional and national organizations. The firm utilizes an approach to design that is highly analytical and inventive in pursuing the unique synthesis of circumstance, opportunity, and function. The firm holds the belief that this attention to the specificity of every opportunity is a condition perhaps unique to architecture as a discipline.



For further information, please contact our exclusive agents:

Jason Addlesperger 303.260.4342 jaddlesperger@ngkf.com
David Lee 303.260.4349 dlee@ngkf.com



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The 'LEED Certification Mark' is a registered trademark owned by the U.S. Green Building Council and is used by permission.