

# INOVA

DRY CREEK | 7250 S HAVANA ST



# BUILDING FEATURES

**Building Size:** 211,578 RSF

**Parking Ratio:** 7.0 per 1,000 SF

**Typical Floor Plate:** 44,036 SF

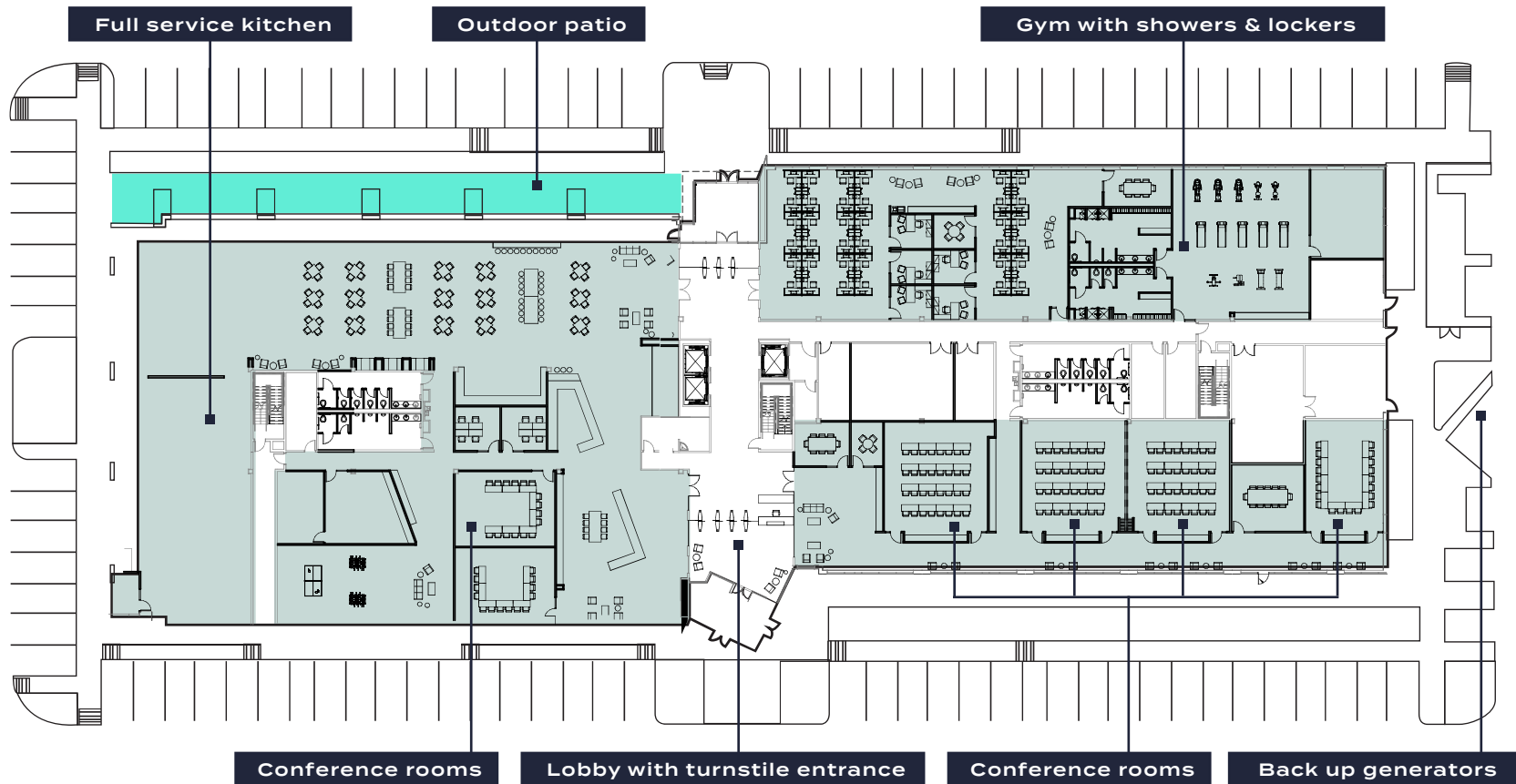
**Stories:** 5

**Parking Ratio:** 7.0 per 1,000 SF

**Fiber:**

**Power:** Two - 3000 amp, 480v feeds

**Generators:** Two - 100% back-up



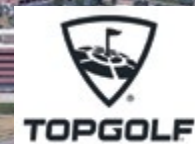
Fiddler's Green

Downtown Denver

Denver Tech Center



ARAPAHOE ROAD



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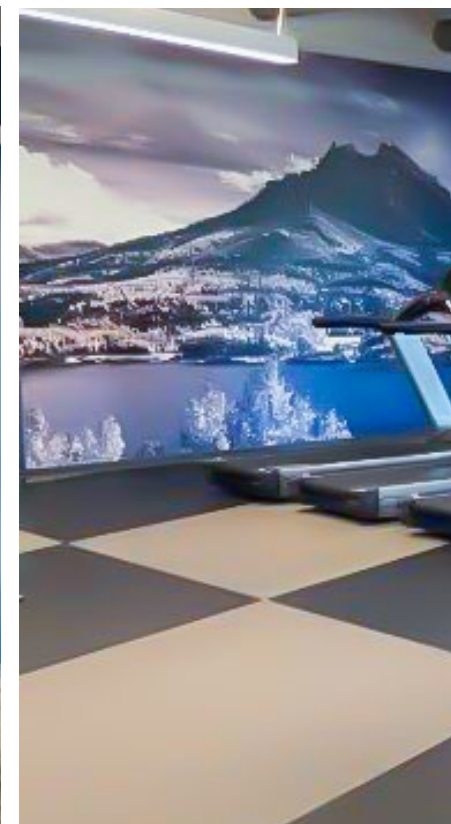
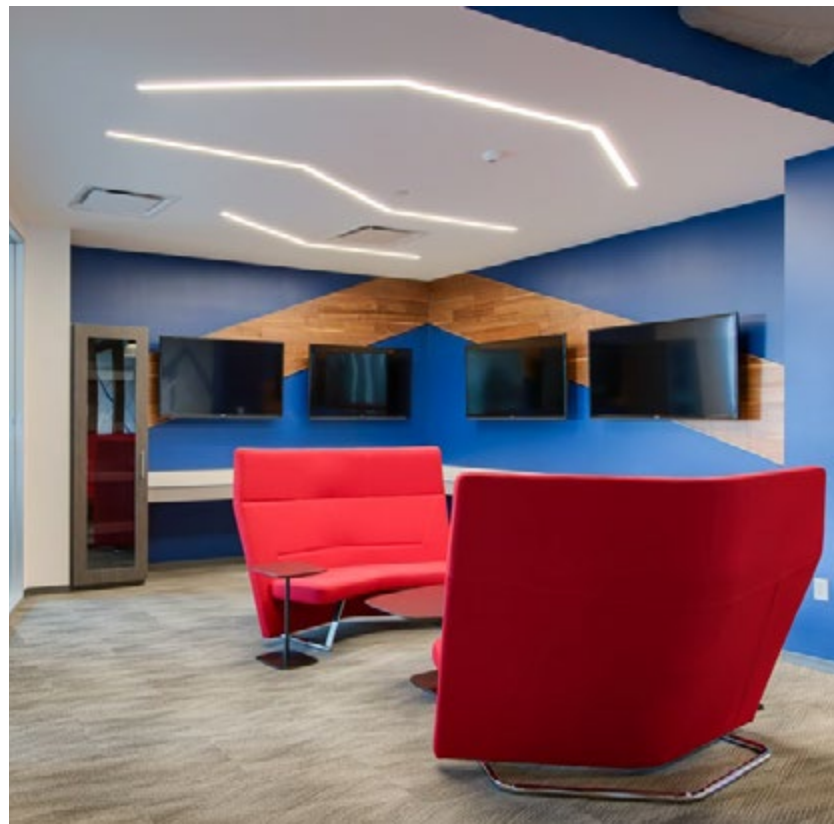
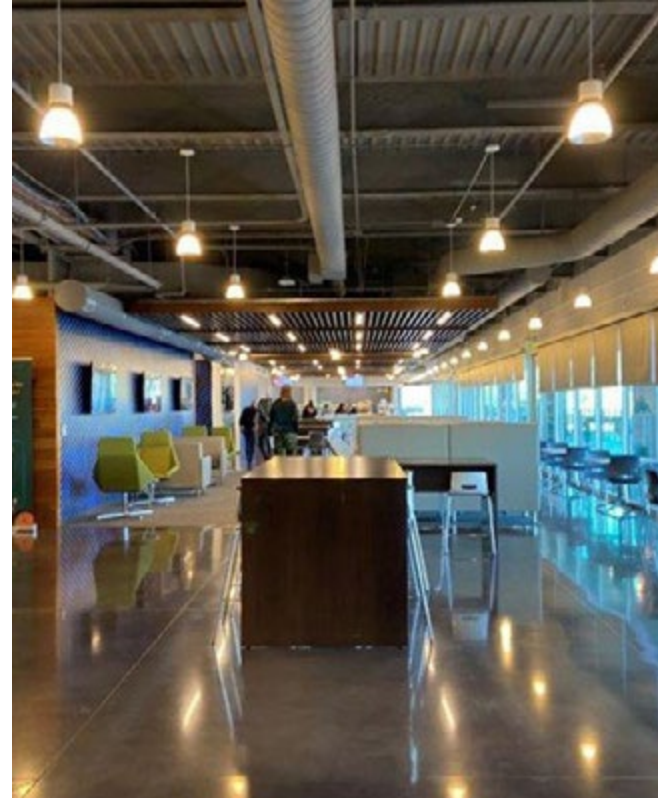
HAVANA ST

EASTER AVE

GEDDES AVE

2 back-up  
generators







**Two-Story  
Lobby**



**Employee  
Cafeteria**



**State-of-the-art  
Fitness Center**



**Outdoor  
Seating**



**Locker Rooms  
& Showers**



**Indoor  
Bike Storage**



**Recycle Room  
for LEED ready tenant**



**Conference  
Rooms**



## BUILDING AMENITIES

— SECOND  
**FLOOR**  
44,400 SF

- ± 312 cubicles
- Training rooms
- ± 21 offices
- Lounge
- ± 5 conference rooms
- Break rooms



— THIRD  
**FLOOR**

44,400 SF

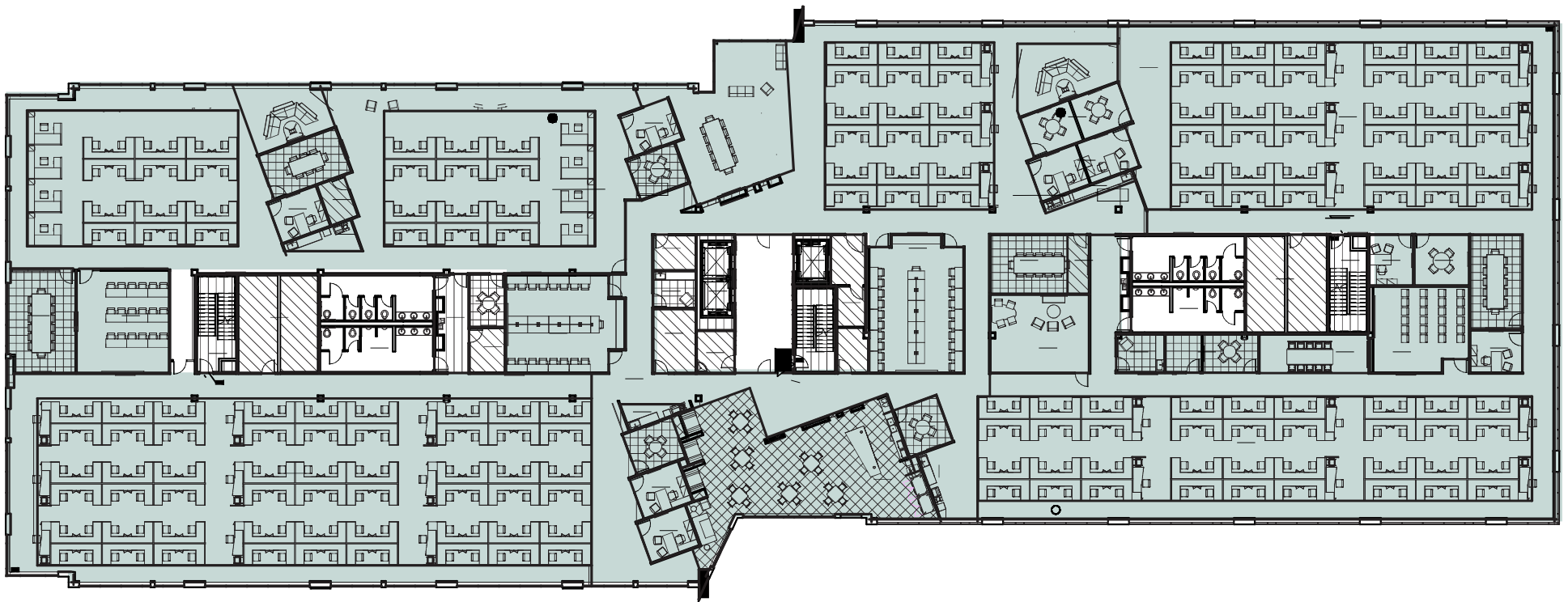
- ± 326 cubicles
- Training rooms
- ± 17 offices
- Lounge
- ± 6 conference rooms
- Break rooms



— FOURTH  
FLOOR

44,400 SF

- ± 344 cubicles
- Training rooms
- ± 13 offices
- Lounge
- ± 7 conference rooms
- Break rooms



— FIFTH  
FLOOR

44,400 SF

- ± 160 cubicles
- Training rooms
- ± 22 offices
- Lounge
- ± 10 conference rooms
- Break rooms



## — LOCATION HIGHLIGHTS & LOCAL AMENITIES

### Drive Times

**20** min. to **DENVER**  
**20** min. to **CHERRY CREEK**  
**33** min. to **DIA**  
**35** min. to **GOLDEN**  
**50** min. to **CO. SPRINGS**

### RTD Bus Stop

Bus stop steps away on  
Havana Street

### Inverness Golf Course

18-hole, semi-private golf course  
located just two miles south

### Inverness Hotel & Conference Center

Two miles south featuring five  
restaurants, 4,500 SF meeting, event  
space and spa / fitness center

### Top Golf

Just a 2 minute drive away, Topgolf  
Centennial is right in your backyard





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