

INVERNEWS

A PUBLICATION COVERING THE NEWS AND EVENTS OF INVERNESS BUSINESS PARK
Published by the *Inverness Metropolitan District and Inverness Properties, LLC* 303-799-9595 www.invernessproperties.com Second Quarter, 2007

DRY CREEK PEDESTRIAN BRIDGE GRAND OPENING JUNE 7TH



A ribbon-cutting ceremony at 3:30 p.m. on June 7th will mark the official opening of the recently completed Dry Creek pedestrian overpass linking the Dry Creek Light Rail Station located on the west side of I-25 to Inverness Business Park on the east side of the highway at Inverness Drive West.

The Inverness Metro District, Arapahoe County and the T-Rex Project shared the bridge's \$3.6 million cost. Spanning over 800 feet across I-25, the bridge is 10 feet wide and fully enclosed, providing commuters with convenient and comfortable access to the east side of the highway. A stairwell and an elevator lead to enclosed upper and lower waiting areas and a 'Kiss-n-Ride' and call-n-Ride pick-up and drop-off site. Although there will be no additional parking spaces on the east side of I-25, 235 spaces will remain allotted to commuters in the Charles Schwab parking structure on the west side.

Since light rail's opening day on November 17th, call-n-Ride service to the station had been provided by the Dry Creek call-in-Ride. With the completion of the pedestrian bridge, beginning June 7th, the North Inverness call-n-Ride will service the east side of the bridge and the Dry Creek call-n-Ride will service the west side of I-25 only.

In addition to providing access to the dozens of office buildings in Inverness, the bridge will also allow greater access

to the new transit-oriented developments (TOD's) such as Vallagio at Inverness, the largest TOD in metro Denver to date. Vallagio, a 469-unit, \$200 million residential community located on 30 acres neighboring the Inverness Golf Course, saw its first residents move in during the week of April 23rd. The bridge will also serve two new residential developments that have recently broken ground, Fairfield at Dry Creek, located at the intersection of Dry Creek Road and Clinton, and AMLI at Inverness located at Dry Creek Road and Inverness Drive East. (See the 'Live and Work in Inverness' article for more information on these projects.)

All are welcome to this event and invited dignitaries include the Arapahoe County Commissioners, the mayor of Greenwood Village, the Steering Committee of the Southeast Business Partnership (SEBP), representatives from RTD and T-Rex, as well as business leaders from Inverness Business Park.

Several informational tables will be set up for the event and there will also give-aways and light refreshments provided. All tenants and owners within Inverness Business Park and the surrounding areas are invited to join in the festivities and learn how the bridge will affect their commute. Ambassadors from SEBP will be on-hand to assist commuters in opti-



Continued on Page 4



Opus Northwest to Develop New 100,000 Square Foot Office Building In Inverness

Opus Northwest has announced plans to develop Parkside Office Plaza at Inverness, a new 98,500 square foot office building in the Inverness Business Park. The building will be located at 349 Inverness Drive South, directly south of the BlueLinx Western Sales Center.

Scheduled for delivery in June 2008, the three-story building will boast a LEED certified core and shell, Class A building systems and infrastructure, a 4:1,000 parking ratio including underground parking, incredible mountain views and will accommodate tenants as small as 3,500 square feet. With starting net lease rates below \$16.00/s.f., Scott Menefee, senior director of real estate at Opus Northwest, stated that "the building will address a growing need among office users who want a quality building with more reasonable lease rates".



Leasing for the project is being handled by Peter Coakley and Mike Danitz of Inverness Properties, LLC. "We are excited about leasing this great project for Opus Northwest and believe that the response from the tenants in the Park will be overwhelmingly positive," said

Peter Coakley.

For more information on this exciting new development, please call (303) 799-9500 or visit www.invernessproperties.com

The Inverness Hotel Opens New Urban Spa

The Spa at Inverness is the centerpiece and final phase of the Inverness Hotel and Conference Center's fifteen month, \$9,000,000 renovation. The newly constructed 4,500 square foot Spa boasts a contemporary Colorado design, artistic water features and subtle Indian Jasmine scents.

The Spa's seven treatment rooms provide a temporary refuge for guests to indulge in one of several hand selected body treatments, facials and massages tailored for men, women, couples and teens. Additional features include a relaxation suite, men's and women's locker rooms, a private outdoor hot tub and fireplace as well as entry to the hotel's various amenities including a pool, fitness center, tennis courts, restaurants, outdoor garden and shops.

The Spa at Inverness is currently offering



a 10% discount (some restrictions apply and not valid for gift certificates) on Spa services through June 30th. For more information or to schedule a spa experience, guests can visit www.InvernessSpa.com or call 303-397-7808.

Inverness Properties welcomes Mike Danitz

Inverness Properties, LLC is pleased to announce the addition of Mike Danitz to its brokerage team. Mike comes to Inverness from CB Richard Ellis, where he has spent the past two years working for their top SE Office team.



In addition to complete brokerage services, Inverness Properties provides high quality, high value commercial property services including property management, building maintenance and HVAC service.

Mike will be working on many of the firm's listings. Please feel free to call Mike at (303) 799-9500 to discuss your space requirements.

Live and Work at Inverness

Inverness Business Park now boasts five new residential developments that support the “smart growth” and transit-oriented land use trends seen near light rail and within major business parks.

Metropolitan Homes' **Vallagio at Inverness** saw its first residents move in last month. In addition, an exclusive new phase of the Golf Villas is now available for purchase. These villas feature distinctive European design and spectacular golf course views. For more information, contact Vallagio's sales gallery at 303-222-1320 or visit their website at www.vallagio.com.

Century Communities has broken ground on **Avalon at Inverness**, a residential development project located on the corner of Inverness Parkway and Inverness Way South. Avalon will offer loft-style flats for purchase in one, two or three bedroom floor

plans. Each unit will feature two fireplaces and hardwood floor entries. Several floors plans will include two decks. Call 303-799-4559 for more information or email ChristinaT@woodsidesgroupinc.com.

AMLI at Inverness, located at Dry Creek Road and Inverness Drive East, will offer exceptional apartment living with choices of designer finishes along with custom features in each unit.



Fairfield at Dry Creek Village is currently under construction.



Rendering of Avalon at Inverness



Rendering of AMLI at Inverness

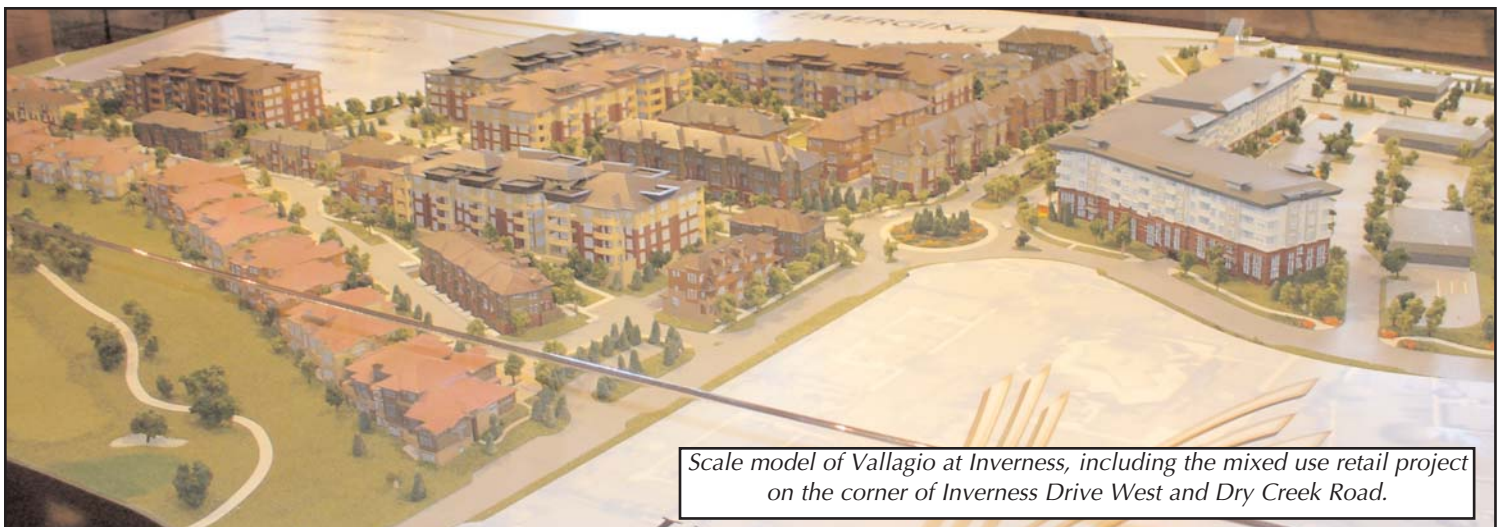
AMLI has broken ground and expects to have the project completed by winter, 2008. Call 303-754-0200 for more information or email Inverness@amli.com.

Fairfield at Dry Creek Village, located at the inter-

section of Dry Creek Road and Clinton Street, has recently broken ground on their new, 203 unit luxury apartment home community.

Finally, a new project for Grand Peak Properties called **Grand Estates** is expected to break ground in the first quarter of 2008 on South Valley Highway just west of Inverness Parkway.

Together, these five highly anticipated projects will ensure that Inverness is not only known as one of the finest commercial office communities in Colorado, but as an up-and-coming, mixed-use “smart growth” community as well.



Scale model of Vallagio at Inverness, including the mixed use retail project on the corner of Inverness Drive West and Dry Creek Road.

New Recreational Opportunities for Inverness Business Park Employees

Employees of Inverness now have another option to choose from to reach their fitness goals this year. SportsBridge Sports Complex, located at 82 Inverness Drive East, is offering adult volleyball leagues for men, women and co-eds. One of the advantages of the SportsBridge facility is year-round and evening play, rather than being limited to the summer months when playing on outdoor courts.

Summer leagues are forming now and games begin the week of June 11th. SportsBridge is offering a \$25 discount off of the regular team registration fee of \$260 for teams of Inverness employees. In addition, if you are a single player looking to join a team, teams needing players will be drafting available players. Please call SportsBridge at (303) 953-7331 to add your name to their "available" players list.

In addition to the summer league, SportsBridge offers drop-in volleyball on Tuesday and Friday evenings from 6:00



p.m. to 8:30 p.m. Drop-in volleyball is for ages 16 through adult and is \$5.00 per person to play.

Don't want to play volleyball? How about dodge ball? Adult dodge ball is gaining in popularity and SportsBridge is offering drop-in co-ed, men's and youth courts on Tuesday and Friday evenings from 6:00 p.m. to 8:30 p.m. The fee for drop-in dodge ball is \$5.00 per person to play.

Additionally, SportsBridge is available to

host your next corporate event, team building meeting or holiday party. The facility can also be reserved for private parties, birthday parties (youth & adult), reunions, and receptions. Courts can also be rented on an individual basis for private team practices.

For more information on SportsBridge facilities and events, please visit www.sportsbridge.org or call Tim Snowbarger, Operations Manager, at (303) 953-7331.

Inverness Metro District Spring Rec League Update!

Softball leagues began on April 30. It's Week 4 and if we can get past all the rain, it's shaping up to be a great summer season! Bluelinx is leading the Monday Night Men's League. Bling, Archstone-Smith and Scratch N Dent are all tied for first place in the Tuesday Co-Ed League, and Plug N Play and Jeppesen I are tied for first in the Wednesday Co-Ed League. It's still early in the season and there have been several rain-outs, so anything can happen!

Volleyball leagues began on May 2. At this point in the competition, Got Beer is

winning the Wednesday Co-ed League. The Thursday Co-ed League sees Bring It Again in first place. At the end of the regular season, a double-elimination tournament will be played in each league for trophies and bragging rights.

Don't forget about Fall Volleyball. Registration will open for this league in mid-July and game play will begin after Labor Day.

Information on all the softball and volleyball leagues can be found at www.eteamz.com/invernessbusiness-

park. Schedules, scores and standings can all be easily accessed. Information on registration for the Fall Volleyball League can also be found there. Please call Niki Bussey at (303) 649-9857 if you have any additional questions.

Pedestrian Bridge Grand Opening

Continued from Page 1

mizing their use of the new bridge, as well as answer any questions.



Pedestrian bridge at Inverness Drive West (under construction)

A limited number of free call-n-Ride passes to the event will be available for tenants of Inverness Business Park so that tenants may experience first hand how easy it is to use call-n-Ride services. Please call the Inverness Metro District's offices at (303) 649-9857 to obtain a free ride pass.

Inverness Business Park Phone Numbers

The following are the contact numbers for Inverness inquiries and emergencies:

Inverness Administration.....	303-799-9595
Inverness Sales & Leasing	303-799-9500
Inverness Property Mgmt.....	303-799-9520
Inverness Mech. & Eng.....	303-799-9595
Inverness Hotel and	
Conference Center.....	303-799-5800
Colorado Athletic Club.....	303-790-7777
Inverness Water and	
Sanitation District.....	303-790-7434
Inverness Metro District.....	303-799-1244
Inverness Recreation District..	303-799-9595

After Hours and Emergency Phone Numbers

Inverness Water and	
Sanitation District.....	303-790-7434
Inverness Metro District.....	303-799-1244
Public Service.....	303-623-1234
Douglas Co. Sheriffs Dept.....	303-660-7500
Arapahoe Co. Sheriffs Dept....	303-795-4711
Parker Fire Dept.....	303-841-2608
South Metro Fire Dept.....	720-488-7200