



in·no·vate

Introducing Something New.

Inova, short for innovate, reflects the competitive advantages in providing a high value, cost effective, smart, sustainable and efficient new office & flex campus.

INOVA FLEX

70,632 SF SUBURBAN CLASS A FLEX BUILDING



7304 S. JOLIET ST
VIEW FROM NORTH WEST

- // SUBURBAN CLASS A FLEX BUILDING
- // EFFICIENT FLOOR PLATE
- // UP TO 100% OFFICE FINISH
- // 18' CEILING HEIGHT
- // AVAILABLE 1Q17

- // 70,632 SF
- // EXPANSIVE WINDOWS
- // DRIVE IN LOADING AVAILABLE
- // 5:1,000 PARKING

For further information, please contact our exclusive agents:

Jason Addlesperger 303.260.4342 jaddlesperger@ngkf.com
 David Lee 303.260.4349 davelee@ngkf.com
 Mike Wafer 303.260.4242 mwafer@ngkf.com

INOVADRYCREEK.COM

INOVADRYCREEK.COM



www.ngkf.com

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.

Developed by:



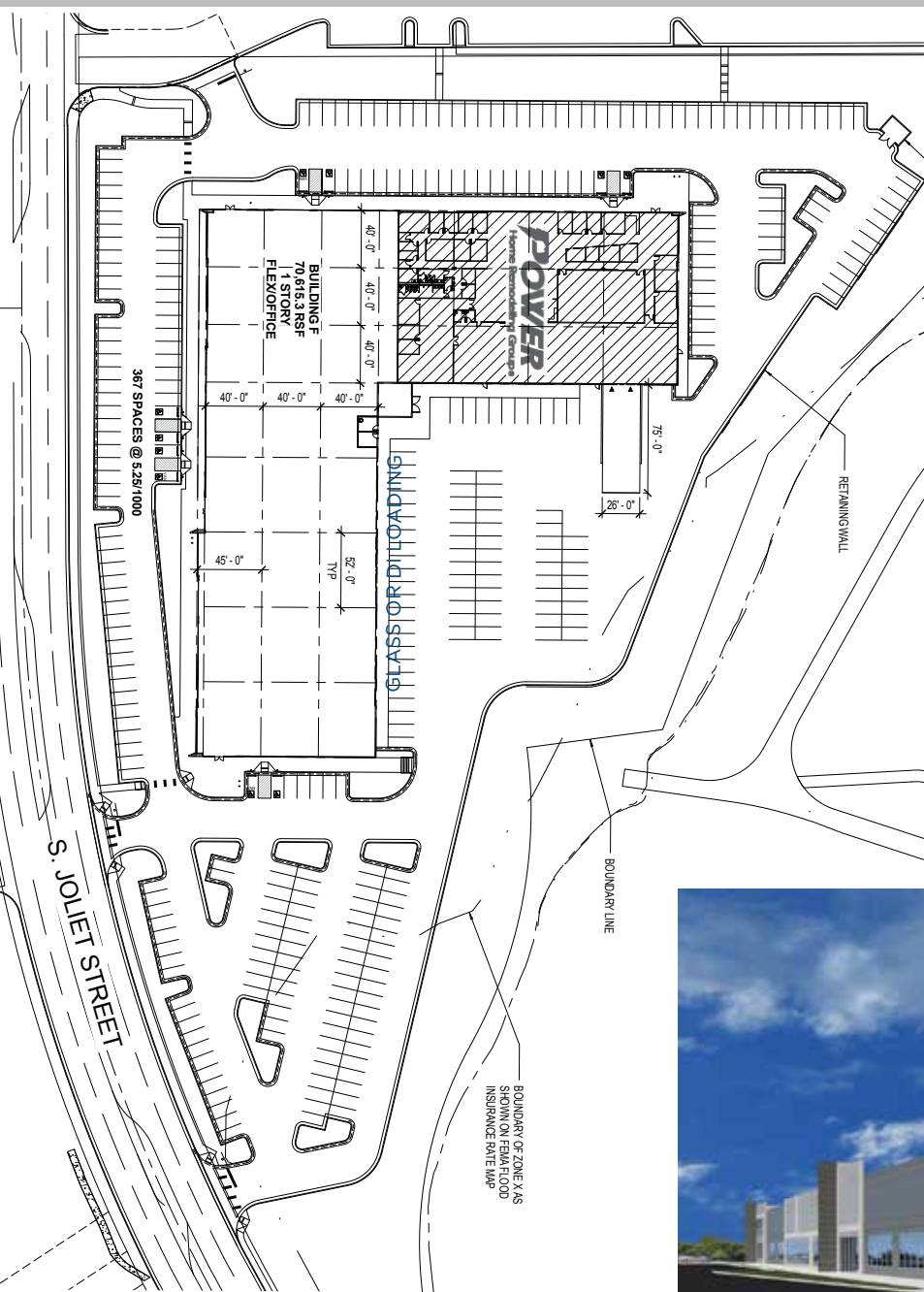
www.ngkf.com

Developed by:



Excellent Access, Prime In-Fill Location

INOVA Dry Creek 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 the Denver International Airport. Park Meadows Mall and the Promenade shopping center are just one exit south on I-25.



Building Features:

7304 S. Juliet Street Centennial, CO 80112

BUILDING SIZE	70,632 SF
AVAILABLE SPACE	46,347 SF
RATE	Per Quote
PARKING	5.0:1,000
OFFICE	Up to 100% Finish
WINDOW HEIGHT	9'
CEILING HEIGHT	18' Clear
LOADING	12'x14' Drive-In
SPRINKLERED	100% Ordinary Hazard
POWER	2000AMP 480V 3 Phase



powers
brown
archit
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.



AREA AMENITIES:

- // Across the street from the new TopGolf entertainment facility
- // Easy access from I-25 at Dry Creek Road
- // One of five buildings master planned for new development within INOVA Dry Creek design
- // Lightrail access & on-property shuttle
- // Food truck court
- // Illuminated on-building signage

INOVA
FLEX