



With its own pavilion overlooking Lake Heather, this six-story building also includes 108,142 sq. ft. of rentable office space.



104 Inverness Center is located in the heart of one of the Southeast's most highly regarded master-planned communities. The heavily wooded, 1,650-acre community of Inverness offers more than one million square feet of prime office space; some 435,000 square feet of high quality retail development; a variety of single-family residential neighborhoods containing some of Birmingham's finest homes; over 1000 luxury apartment homes, and a private, full service country club boasting an 18-hole championship golf course. All situated along Lake Heather, a pristine 110-acre body of water enjoyed by both the residents and corporate clientele of Inverness.

The quality of Inverness Center is apparent in the design of its buildings and their interiors. The buildings are highly functional and energy efficient with on-site storage and ample free parking. The building exteriors are made of precast concrete with double

pane, tinted glass that mirrors the heavily wooded surroundings. Meticulous attention to detail shows in the selection and installation of individual office appointments, and the architectural emphasis on natural surroundings is carried through the lobbies and out to the patios, decks and magnificently landscaped grounds.

Flexibility is also a feature of Inverness Center. You may lease a small office, a whole floor, or an entire building. On-site property managers and porters are located at each building to see that all immediate needs are taken care of.

Inverness Center's combination of natural elegance, careful design and convenient location, makes it one of the area's most prestigious and productive corporate environments. Make it your environment.

SPECIFICATIONS

- ☞ Six-story office building with a ground floor of storage space
- ☞ 108,142 square feet of rentable space
 - Ground Floor/Storage: 14,103 sq.ft.
 - First Floor: 14,719 sq.ft.
 - Floors 2-6: 15,864 sq.ft. (each)
- ☞ 3.5 parking spaces per 1,000 square feet of office space
- ☞ 24-hour electronic card access security system
- ☞ Two high-speed elevators

FEATURES

- ☞ Energy efficient
- ☞ Fiber optic capability
- ☞ Fully sprinklered
- ☞ On-site property managers and porters
- ☞ Patios or Terraces
- ☞ Conference Facilities



Located in Birmingham's high profile Highway 280 Corridor, Inverness is easily accessible from literally any corner of Birmingham – 15 minutes from downtown Birmingham and only 1.8 miles from I-459, which connects with I-65, I-20 and I-59.

HARBERT REALTY SERVICES

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