



22 INVERNESS CENTER

2006 – 2007 BOMA Birmingham Local TOBY Award Winner

100,000 to 249,999 SF Category



PROPERTY MANAGED BY:

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COUSINS PROPERTIES SERVICES, LP

PROPERTY OWNED BY:

TEACHERS INSURANCE AND ANNUITY ASSOCIATION

22 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, a variety of single-family residential neighborhoods and a private, full service country club boasting an 18 hole championship golf course. All situated along Lake Heather, a pristine 100 acre body of water enjoyed by both the residents and corporate clientele of Inverness.

22 Inverness Center is a six-story office building and over 126,044 square feet. This building is highly functional and energy efficient with computerized lighting and HVAC controls, and ample free parking. Completed in 1982, the exterior is made of precast concrete with double pane, reflective 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 front and rear lobbies and out to the patios, deck, and magnificently landscaped grounds.

Flamed granite tile at the entrance, stone border insets with Travertine marble floor positioned diagonally in the main lobby. The rear lobby floor plan reflects the angled shape of the main lobby with a full frameless window wall system allowing natural light flow. A patterned gypsum board ceiling with a barrel vault and pendent fixtures creates interest. Passenger elevators are finished with mahogany paneled walls, reflective ceiling and cab doors. The restrooms reflect a timeless design using large floor tile in neutral colors and granite counter tops.