



## *31 INVERNESS CENTER*

### **2005 – 2006 BOMA Birmingham Local TOBY Award Winner**

*Under 100,000 Square Feet Category*



*PROPERTY MANAGED BY:*

JUDY UNDERHILL, FMA, RPA  
BETTY SWANN, RPA

*PROPERTY OWNED BY:*

COUSINS PROPERTIES SERVICES, LP  
TEACHERS INSURANCE AND ANNUITY ASSOCIATION

31 Inverness Center, with its sweeping waterfront view along the peaceful banks of scenic Lake Heather, is a six-story 93,166 square foot building located in the heart of one of the southeast's most highly regarded master-planned communities. This building features aluminum panels and double pane, tinted glass that mirrors the tastefully landscaped wooded surroundings, walking trails and a patio overlooking the lake. 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; and over 1,000 luxury apartment homes. 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. This building is highly functional and energy efficient with computerized lighting and HVAC controls, on-site storage and free parking. 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. 31 Inverness Center offers 24 hour electronic card access security system, security cameras at each entrance to the building and ground floor dining area. The 31 Inverness Center tenant benefits from the stability of value, unparalleled amenities, superior property management, prominent corporate neighbors and a natural office environment that optimizes the enjoyment and productivity of its employees.