



**INNOVUS**

A fully accredited ICD-705  
compliant collaborative office space.

DeNOVO Solutions, LLC and Koelbel and Company have joined forces to deliver a state-of-the-art Class-A ICD-705 compliant facility solution capable to meeting the expanding needs of the Intelligence Community.



# Innovus isn't just a place to do work, it's a place that inspires you to do work better.



Maximum security with minimum inconvenience  
with easy access to outdoor plazas and gardens that  
strengthen a connection to nature.

*Prioritizing health and well-being, Innovus offers an unparalleled office environment that leads to greater productivity, collaboration, and growth.*

**INNOVUS** provides a mix of turnkey solutions, secure office spaces, and co-working opportunities to create an ecosystem where all IT, Security and Cyber management is provided as well as enhances CMMC compliance. Best part of all? You don't have to worry about certificates or certifications. About privacy or safety. About building codes or changing standards. We'll manage the building. So you can get down to business.



Revolutionizing the industry with a fresh, approachable and alternative office experience

## 1 SECURE

Revolutionizing the industry doesn't mean taking our eyes off what's important. Security is always the first and last thing on our disciplined minds.

*We understand the importance of maintaining confidentiality and security, which is why our facility ensures the highest level of protection.*

## 2 APPROACHABLE

We care about the people doing the actual work. Innovus is designed with the employees in mind. Improve your comfort and productivity by leasing here.

### **BUILDING SERVICES INCLUDE**

- Program Security: Visit certification, Classification Management and training, DD254 issuance, self-assessment and audits, and supporting Government inspections
- Physical Security: Security Officer Support, alarm response, badging, and interior patrol
- Cyber Security
- Personnel Security
- Desktop Support
- System Administrator/Security
- Data Center Management
- Primary and secondary fiberoptic communication
- Primary and backup power
- Tier I, II, & III support

## 3 FRESH

Thoughtfully designed, aspirational, and above all, welcoming. A high level of design and intention has been put into creating this space to attract the next generation of defence contractors.

## 4 EDUCATED

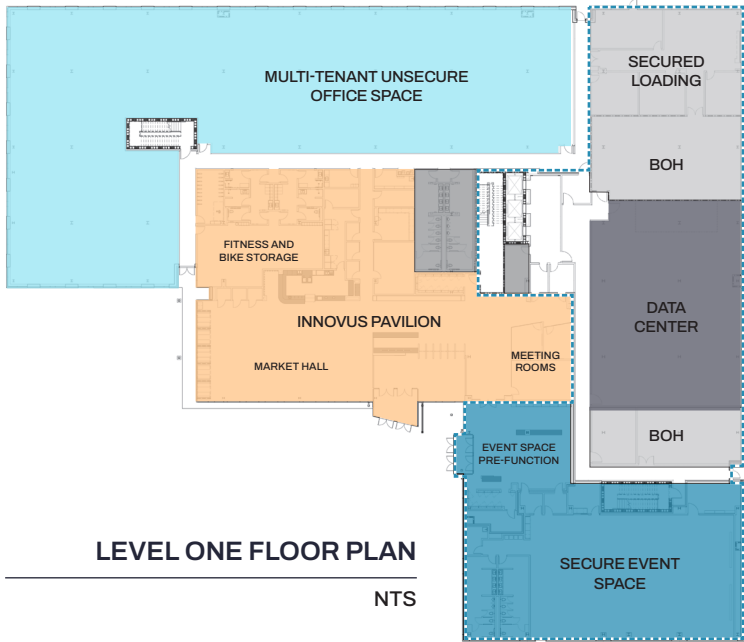
The development team has a long history and proven track record of delivering security and office buildings to the marketplace. They know the ins and outs of this industry like few others.



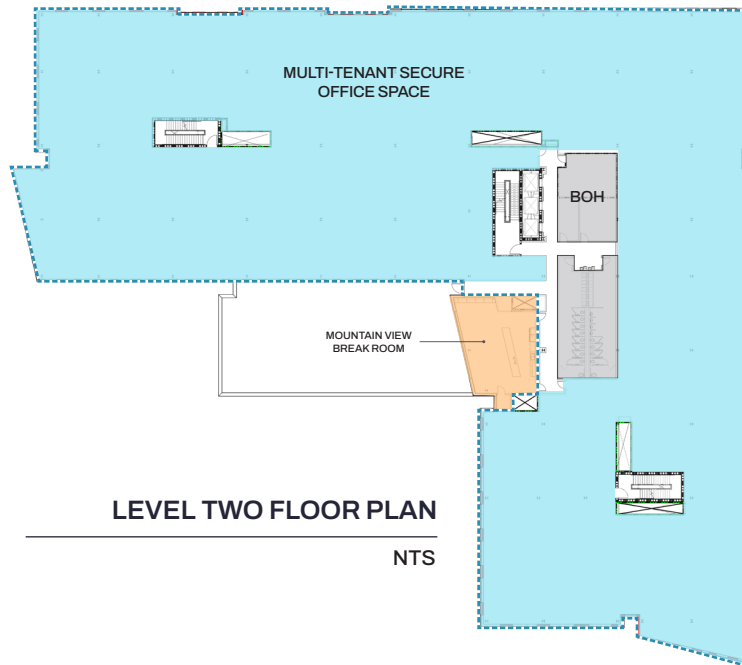
*Community amenities service both secure and non-secure tenants. Some amenities include work lounges, a market hall, meeting rooms, a fitness center, bike storage, and more.*

*Take a break from work to recharge with a view of Buckley AFB and the front range. All with quick and easy access from the SCIF perimeter.*





**Lease incentives for early adopters. Pay for the SCIF build out through your rent, not your profit.**



**200K**  
SQUARE FEET

Lounge, coffee, common spaces, food delivery — there's more to find at Innovus than just your occupation.

## BUILDING AMENITIES

- Event Center (ICD- 705 certified)
- Non-SCIF Conference Center
- On-site Security
- IT Support
- Innovus Pavilion
- Pavilion Garden
- Market Hall
- Data Center
- Meeting Rooms
- Leasable SCIF Office Spaces
- Cell Phone Lounges
- Mail Room
- Fitness Center with Locker Room
- Bike Storage
- Mountain Views
- On-site Parking

## TENANT OPPORTUNITIES

- Anchor tenancy & signage available
- Join early to help finalize the design

## LEGEND

- COMMUNITY AMENITY
- OFFICE
- EVENT SPACE
- DATA CENTER
- BACK OF HOUSE (BOH)
- CIRCULATION

# PROJECT TIMELINE

Q1 23

PROJECT KICK-OFF

Q4 23

GROUND BREAKING

Q1 25

PROJECT OPENING



## DEVELOPMENT TEAM

DeNOVO Solutions, LLC. is a Minority-Served Disabled Veteran-Owned Small Business (SDVOSB) with nearly 10 years of delivering Intelligent solutions to the Intelligence Community. DeNOVO is Headquartered in Aurora, Colorado, with an office in Columbia, Maryland.

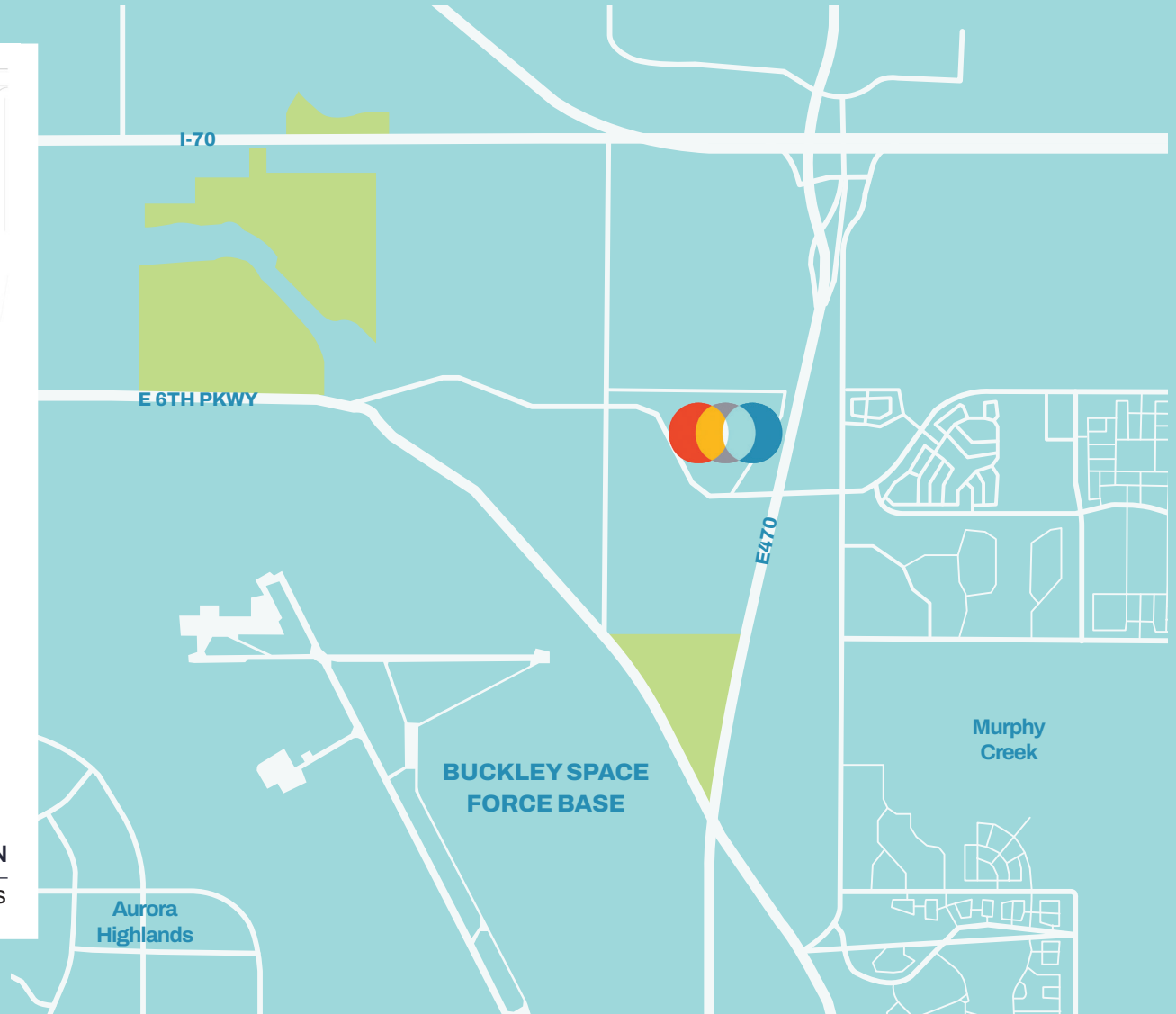
Koelbel and Company is a family run real estate development company with over 70 years of success developing both residential and commercial solutions in Colorado.

Innovus Pavilion Lobby (Left): A secure lobby entry adjacent to the Innovus Pavilion and garden strengthens a connection to nature and the outdoors.



# PROJECT LOCATION

As the region's first Class-A ICD-705 compliant facility, we provide 21st-century luxury, style, and comfort with all the same levels of protection you would expect from the classic grey box.





FOR MORE INFORMATION

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🌐 [INNOVUS.CO](http://INNOVUS.CO)

