



COLORADO COMMERCIAL
COMPANIES

1,990 - 15,657 RSF AVAILABLE FOR LEASE

BUILDING FEATURES

- 158,722 RSF Building Size
- Recently Updated Common Areas With Designer Selected Finishes
- 24/7 Keypad Access for After-Hours Client Access
- On-Site Sandwich Board Deli
- Central Courtyard with Benches and Tables; Water Feature and Professional Landscaping
- Basement Storage Available
- Abundant Parking

SITE FEATURES

- Local Ownership and Management
- Located in the Heart of Greenwood Village
- Walking Distance to Greenwood Athletic Club
- Easy Access via Quebec Street or Orchard Road

AVAILABLE SUITES

Suite	Size	First YR Rate*
109 A	3,629 RSF	\$14.00/RSF
220 A	6,423 RSF	\$14.50/RSF
270 C	2,428 RSF	\$14.50/RSF
300 C	8,507 RSF	\$14.00/RSF
330 A	1,990 RSF	\$15.50/RSF
335 A	5,193 RSF	\$14.00/RSF
350 C	7,150 RSF	\$14.00/RSF

*Annual escalations apply. All rates quoted on a FSG basis.



Quebec Corporate Plaza

5600 South Quebec Street
Greenwood Village, CO 80111

This well located property provides excellent access, image and identity to users looking to occupy a Greenwood Village/North Tech Center address. Building ownership has implemented a speculative suite program that provides upgraded finishes and ready to occupy space to tenants. If you, or someone you know, are looking for a quality office space, please contact us at the number listed below today.

PLEASE CONTACT: NATASHA FELTEN or MATTHEW BALL

Tel. 303.327.5800

Fax. 303.327.5801

Email. www.colocomm.com

Office. 8101 East Prentice Avenue, Suite #350, Greenwood Village, CO 80111

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

QUEBEC CORPORATE PLAZA

5600 South Quebec Street ~ Greenwood Village, CO 80111

Suite 109A

Size: ± 3,629 RSF

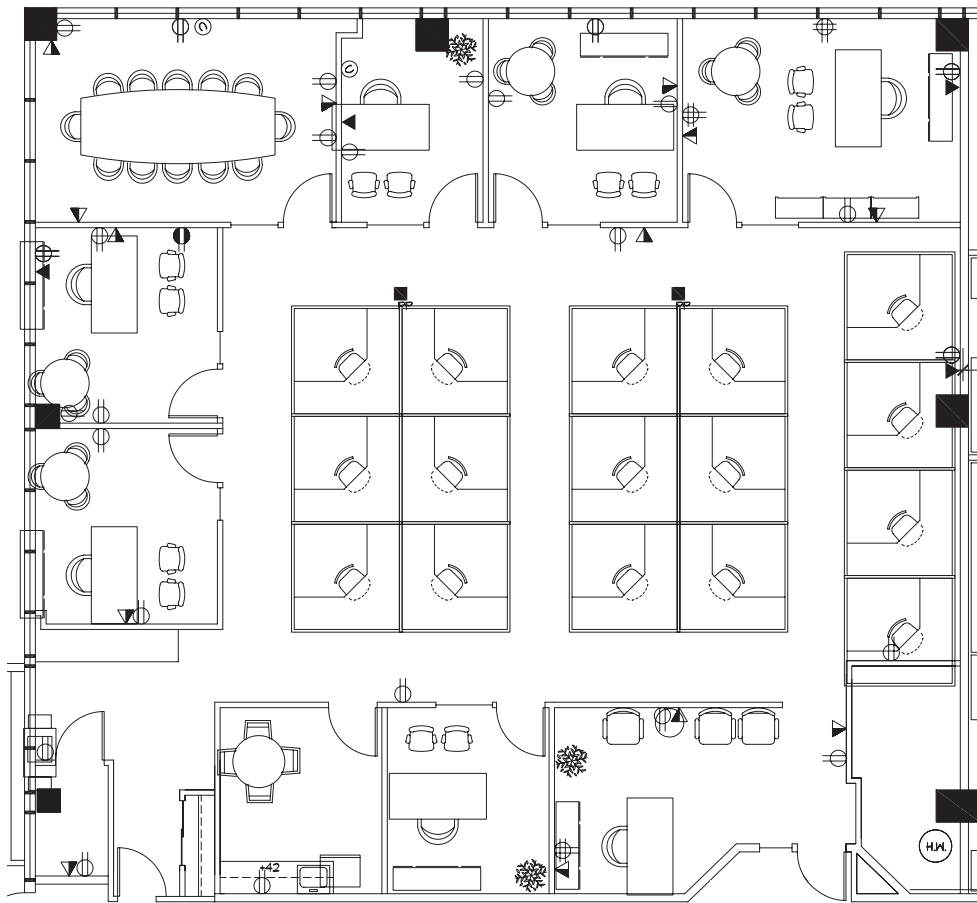
Available: July 1, 2005

Rate: YR 1: \$14.00/RSF FSG, "As Is"

YR 2: \$15.00/RSF FSG, "As Is"

\$0.50/RSF Annual Escalations Thereafter

Buildout: Reception area, 5 offices on the glass, conference room on the glass, 1 interior office, kitchen/work room, open bullpen and server closet.



Note: Drawings are not to scale. Any furniture shown is for planning purposes only.



For More Information, Please Contact:

Natasha K. Felten
Matthew D. Ball
303.327.5800 telephone
303.327.5801 fax
www.colocomm.com

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QUEBEC CORPORATE PLAZA

5600 South Quebec Street ~ Greenwood Village, CO 80111

Suite 220A

Size: ± 6,423 RSF

Available: 12/1/05

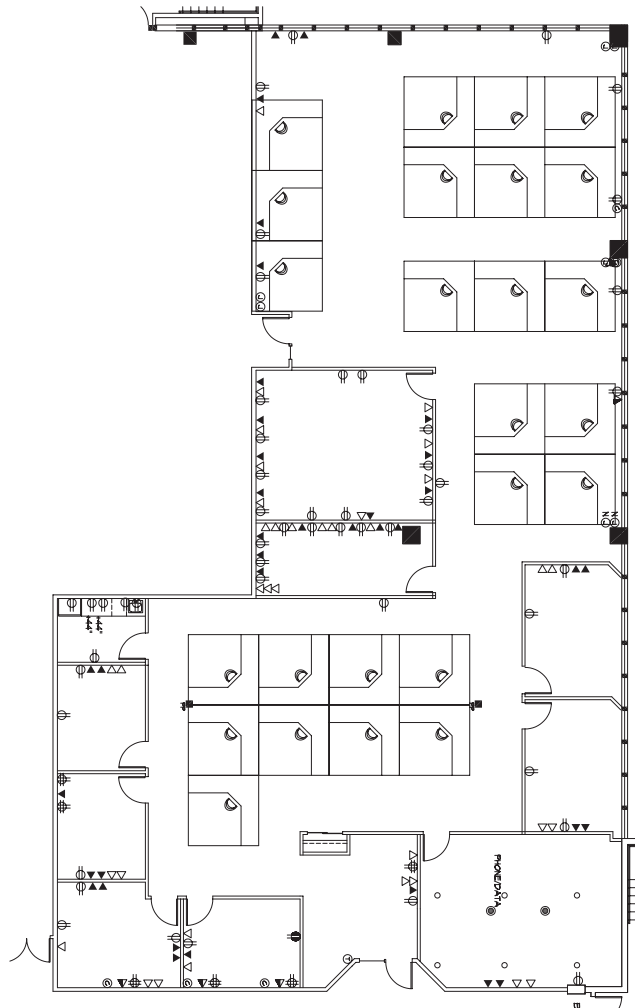
Rate: YR 1: \$14.50/RSF FSG, "As Is"

YR 2: \$15.50/RSF FSG, "As Is"

YR 3: \$16.00/RSF FSG, "As Is"

\$0.50/RSF Annual Escalations Thereafter

Buildout: Reception area with conference room, work room, server, classroom, five private offices, kitchen and bullpen to accommodate approximately 20-24 modular furniture systems.



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QUEBEC CORPORATE PLAZA

5600 South Quebec Street ~ Greenwood Village, CO 80111

Suite 270C

Size: ± 2,428 RSF

Available: Immediately

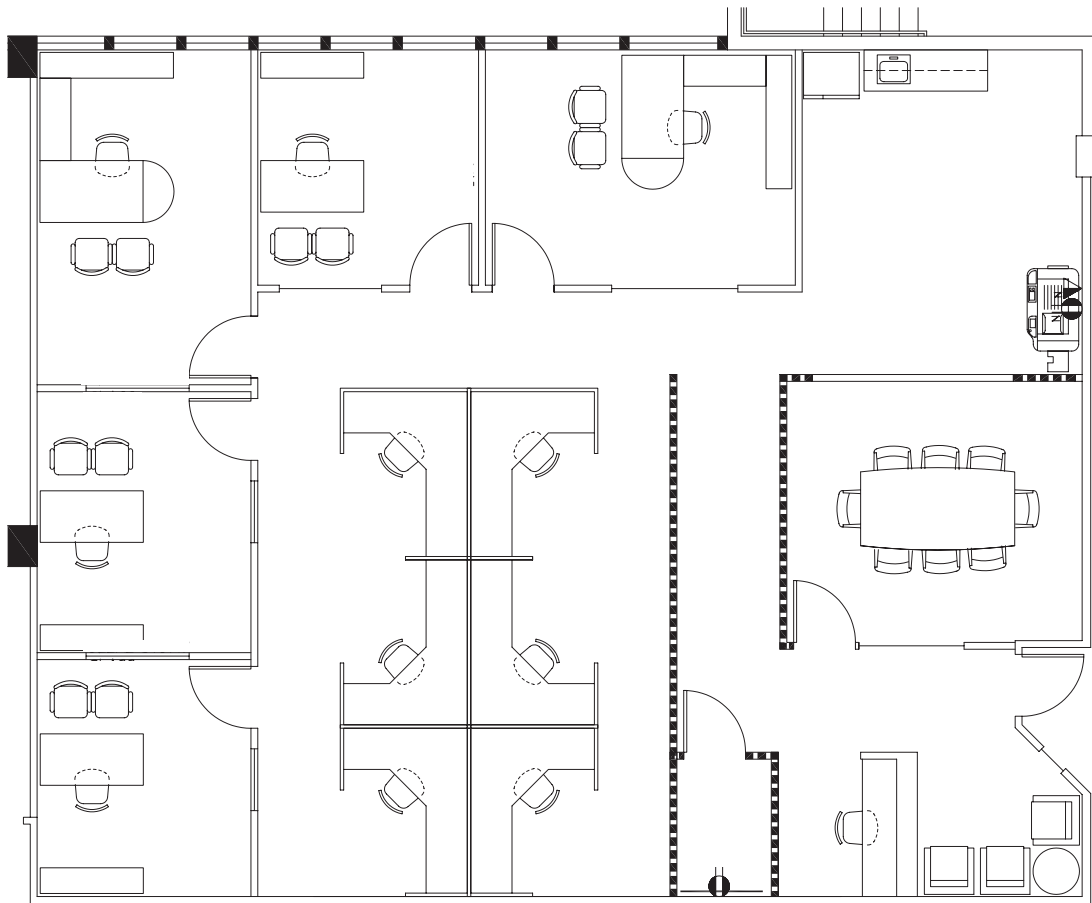
Rate: YR 1: \$14.50/RSF FSG, "As Is"

YR 2: \$15.50/RSF FSG, "As Is"

YR 3: \$16.00/RSF FSG, "As Is"

\$0.50/RSF Annual Escalations Thereafter

Buildout: Built-in reception area, conference room, storage,
3 offices on the glass, 3 interior offices, server/work
room, galley style kitchen, and bullpen.



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QUEBEC CORPORATE PLAZA

5600 South Quebec Street ~ Greenwood Village, CO 80111

Suite 330A

Size: ± 1,990 RSF

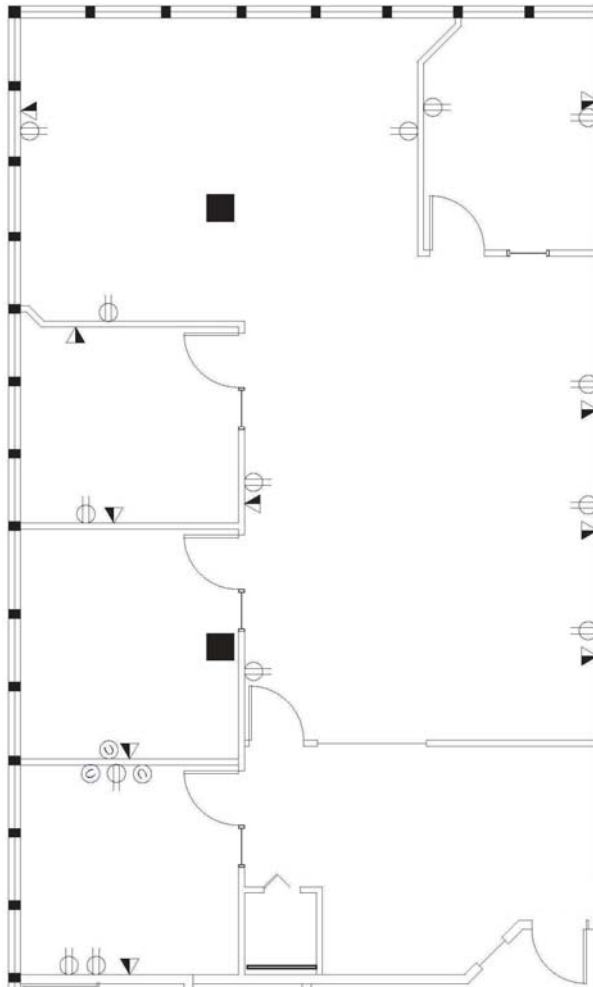
Available: 8/01/05

Rate: YR 1: \$15.50/RSF FSG, "As Is"

YR 2: \$16.50/RSF FSG, "As Is"

\$0.50/RSF Annual Escalations Thereafter

Buildout: Highly upgraded top floor suite with marble entry and western views. Formal reception and conference rooms with three offices on the glass and open bullpen.



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QUEBEC CORPORATE PLAZA

5600 South Quebec Street ~ Greenwood Village, CO 80111

Suite 335A

Size: ± 5,193 RSF

Available: 7/01/05

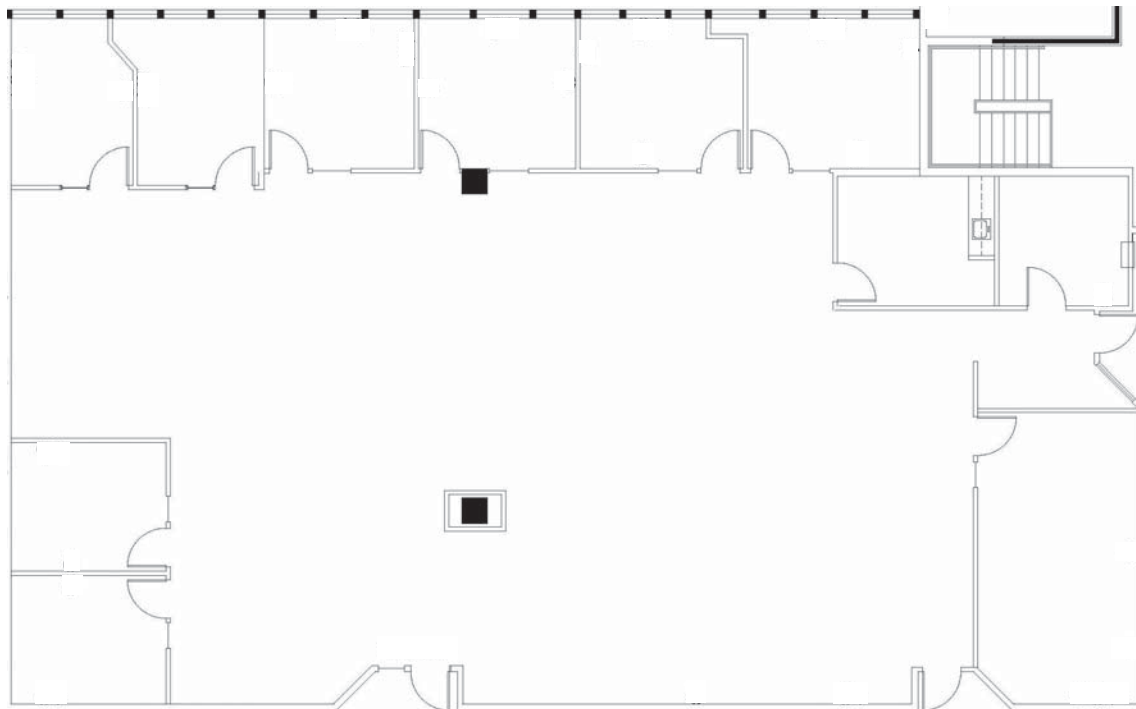
Rate: YR 1: \$14.00/RSF FSG, "As Is"

YR 2: \$15.00/RSF FSG, "As Is"

YR 3: \$15.50/RSF FSG, "As Is"

\$0.50/RSF Annual Escalations Thereafter

Buildout: Reception area, server room, conference room, break room, 6 offices on the glass, 2 offices on the interior and wide open bullpen.



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QUEBEC CORPORATE PLAZA

5600 South Quebec Street ~ Greenwood Village, CO 80111

Suite 300C

Size: ±8,507 RSF

Available: 60 days from lease execution or execution of a Letter of Indemnification for TI

Rate: YR 1: \$14.00/RSF FSG
YR 2: \$14.75/RSF FSG
YR 3: \$15.50/RSF FSG
\$0.50/RSF Annual Escalations Thereafter

Buildout: "As Built" is per the plan shown below. Corner suite with great identity! Buildouts can be customized!

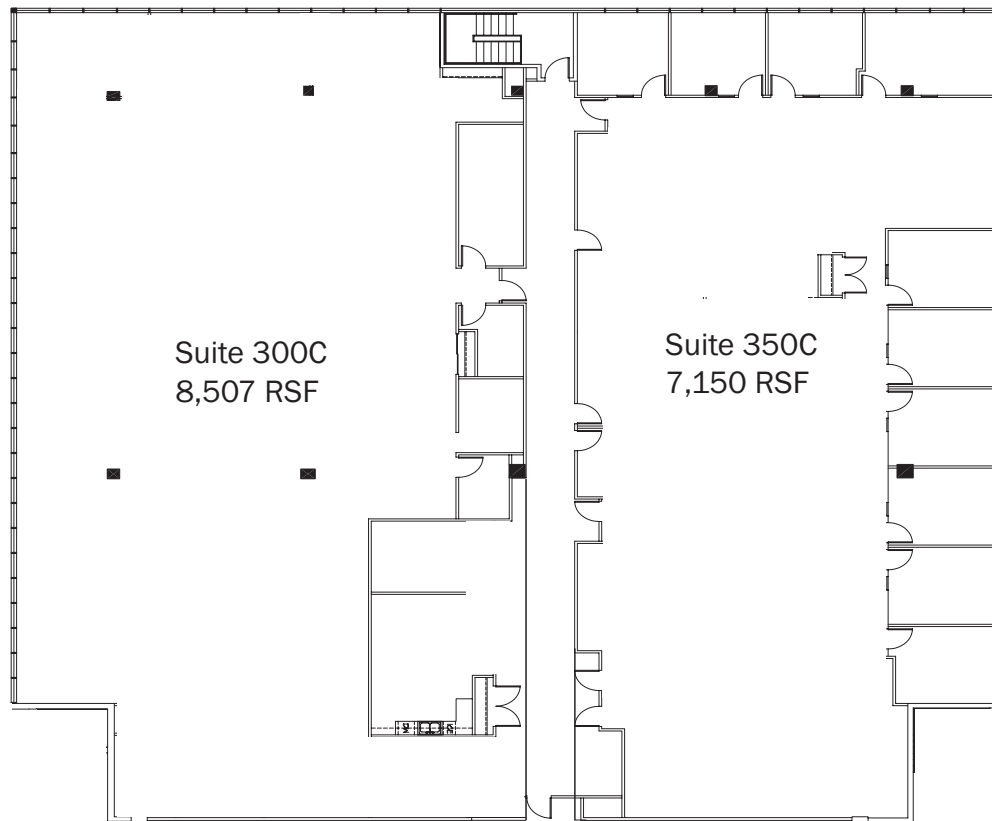
Suite 350C

Size: ±7,150 RSF

Available: 60 days from lease execution or execution of a Letter of Indemnification for TI

Rate: YR 1: \$14.00/RSF FSG
YR 2: \$14.75/RSF FSG
YR 3: \$15.50/RSF FSG
\$0.50/RSF Annual Escalations Thereafter

Buildout: "As Built" is per the plan shown below. Corner suite with great identity! Buildouts can be customized!.



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