BUILDING FEATURES

+ 24-hour HVAC available; individually zoned by floor
+ 24-hour key-card access
+ 3.0:1,000 RSF parking ratio
+ Telecommunications providers: Comcast, Century Link and XO Communications
+ Western views
+ On-site USPS, UPS and FedEx overnight boxes
+ Two elevators per building
+ Fully sprinklered interiors
+ On-site engineering and day porter services available
+ Recently upgraded common areas
+ Park-like campus setting
THREE BUILDING COMPLEX
106,865 total square feet
Each building approximately 35,600 RSF

AREA AMENITIES
+ Easy access to I-25 via Arapahoe Road
+ Close proximity to Greenwood Village, Denver Tech Center and Inverness Business Park
+ Numerous restaurants, hotels and service providers within a one mile radius
SUITE 100W

Size: ±5,002 RSF
Available: Immediately
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Reception area, conference room, ten offices on the glass, one interior office, kitchenette, storage, IT room, and open area.

WEST BUILDING
COLORADO COMMERCIAL COMPANIES
QUEBEC CENTRE
7340 EAST CALEY AVENUE

NATASHA FELTEN
NFELTEN@COLOCOMM.COM
303.327.5800
383 CORONA STREET | SUITE 322
DENVER, CO 80218
WWW.COLOCOMM.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the 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.
SUITE 240W
Size: ±2,068 RSF*
Available: Immediately
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Reception area, conference room, three offices on the glass, one interior office, kitchenette, storage, and open area

SUITE 215W
Size: ±5,100 RSF*
Available: Immediately
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Reception area, two conference rooms, 12 private offices on the glass, kitchenette, IT room, and open space. Fabulous corner suite!

*Contiguous for 7,168 RSF
SUITE 330W

Size: ±2,545 RSF
Available: Immediately
Rate: YR 1: $19.00 - $20.00/RSF FSG
Subject to Annual Escalations
Buildout: One private office on the glass, kitchenette, and open area
SUITE 150C

Size:  ±4,118 RSF
Available: Immediately
Rate:  YR 1: $19.00-$20.00/RSF FSG
       Subject to Annual Escalations
Buildout: Reception area, conference room, open bullpen, 6 private offices on the glass, kitchen, IT closet
SUITE 200C

Size: ±12,176 RSF*
Available: 2/1/2018
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Reception area, 29 offices on the glass, 6 interior offices, large conference room, medium conference room, two break areas, kitchen, two copy/work rooms, file rooms with structural enhancements, server/IT room, and storage

*Divisible to 4,000 RSF
SUITE 125E

Size: ±1,917 RSF
Available: 11/1/2017
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Reception area, 4 offices on the glass, conference room, and kitchen
SUITE 220E

Size: ±2,206 RSF
Available: Immediately
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
      Subject to Annual Escalations
Buildout: Reception area, six offices on the glass,
          conference room, kitchen area, and open area
SUITE 260E

Size: ±1,272 RSF
Available: 30-60 Days
Rate: YR 1: $19.00 - $20.00/RSF FSG
Subject to Annual Escalations
Buildout: Build to Suit

WHITE BOX!
Design for your use!
SUITE 350E

Size: ±3,661 RSF
Available: Immediately
Rate: YR 1: $19.00 - $20.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Eight private offices on the glass, kitchen and open area