

# QUEBEC CENTRE

7340, 7400 & 7430 EAST CALEY AVENUE

FOR LEASE

## 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



**NATASHA FELTEN**  
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**383 CORONA STREET | SUITE 322**  
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**COLORADO COMMERCIAL  
COMPANIES**

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.

# QUEBEC CENTRE

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## THREE BUILDING COMPLEX

106,865 total square feet

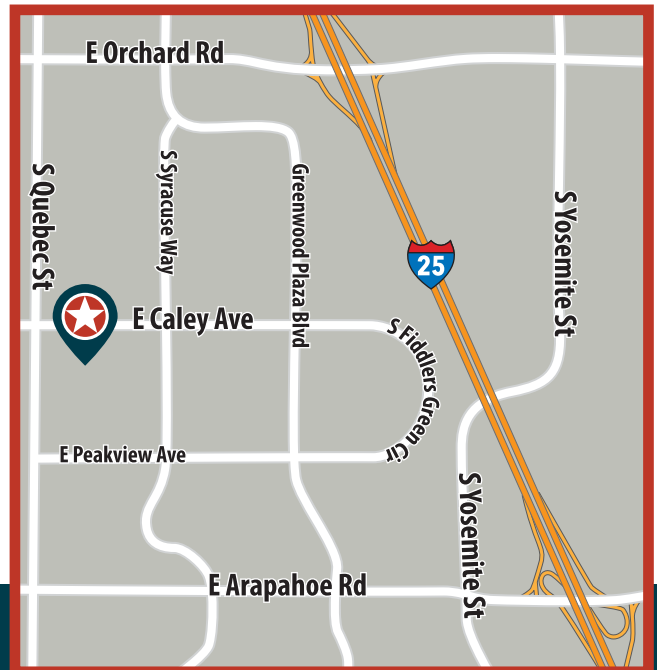
Each building approximately 35,600 RSF



TYPICAL FLOORPLATE: ±12,500 SF

## 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



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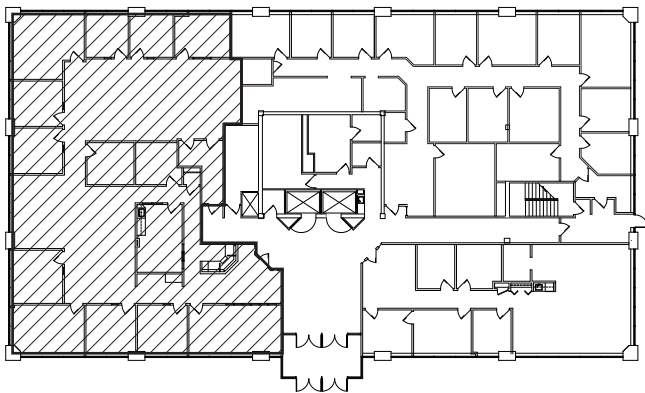
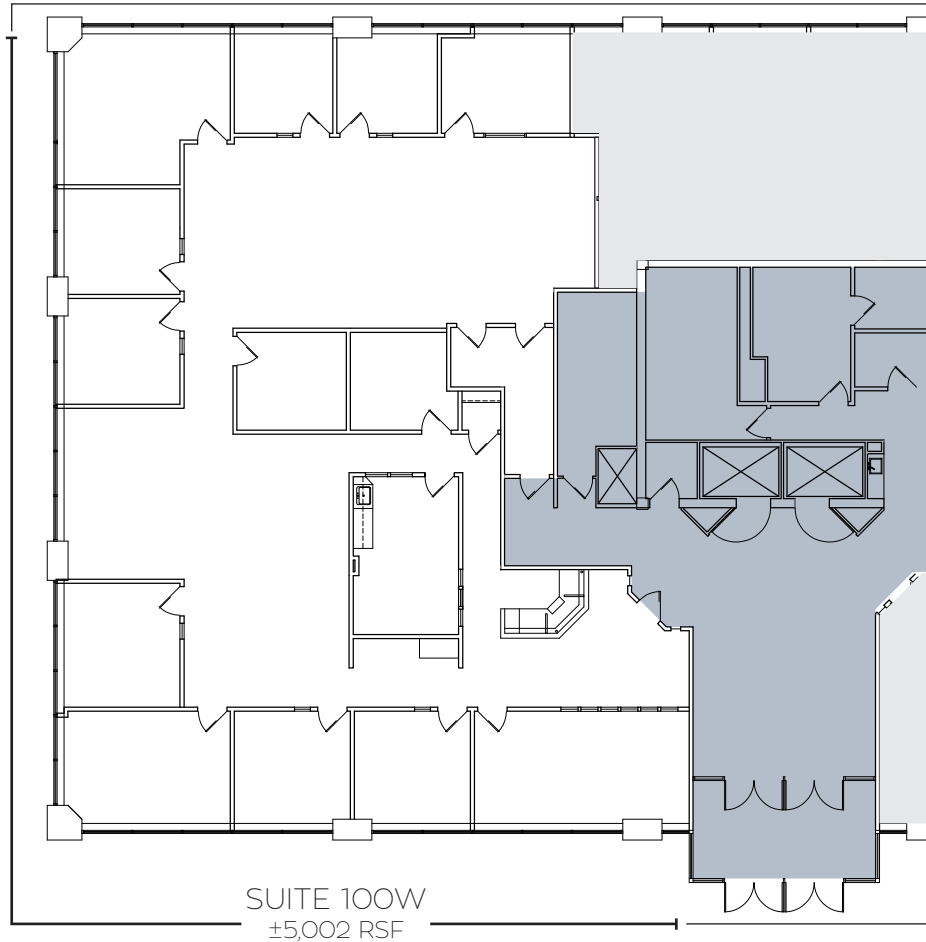
**SUITE 100W**

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.



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**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

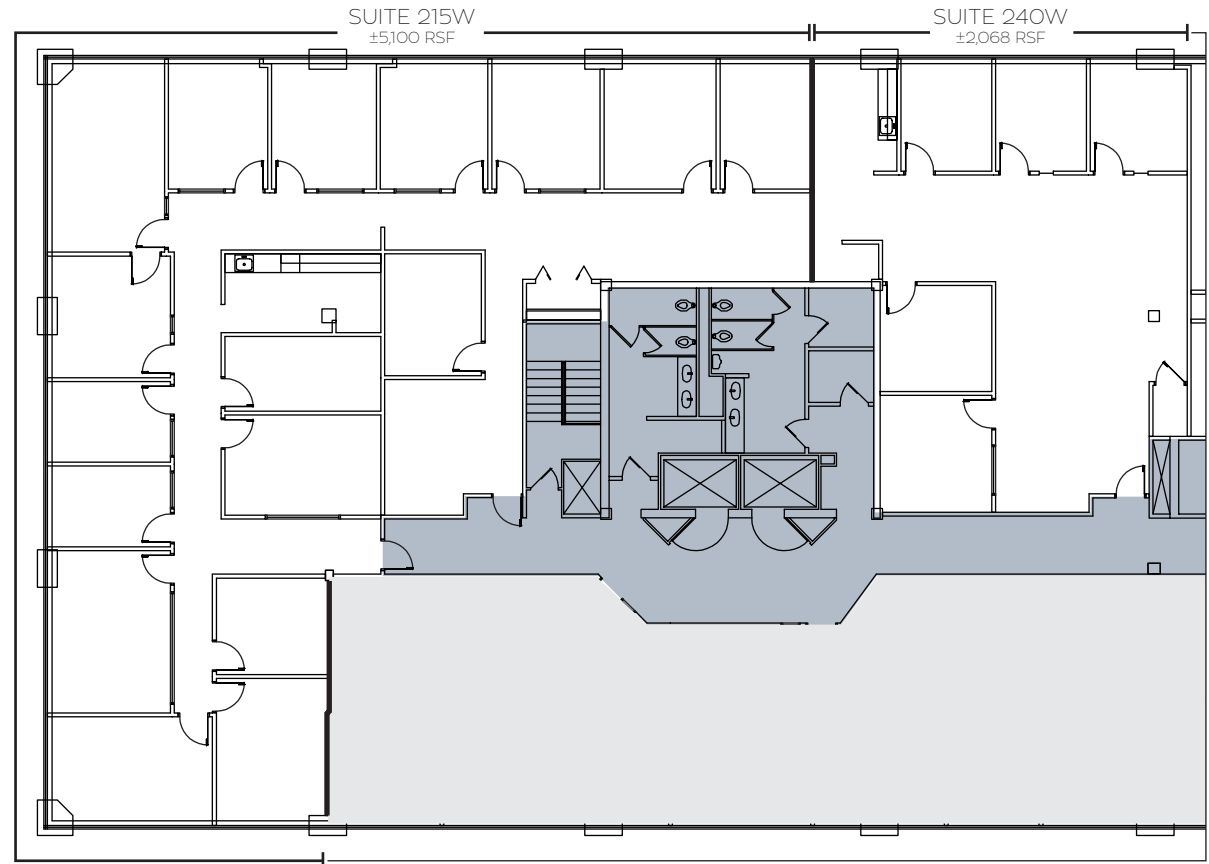
**SUITE 215W**

Size: ±5,100 RSF\*

Available: Immediately

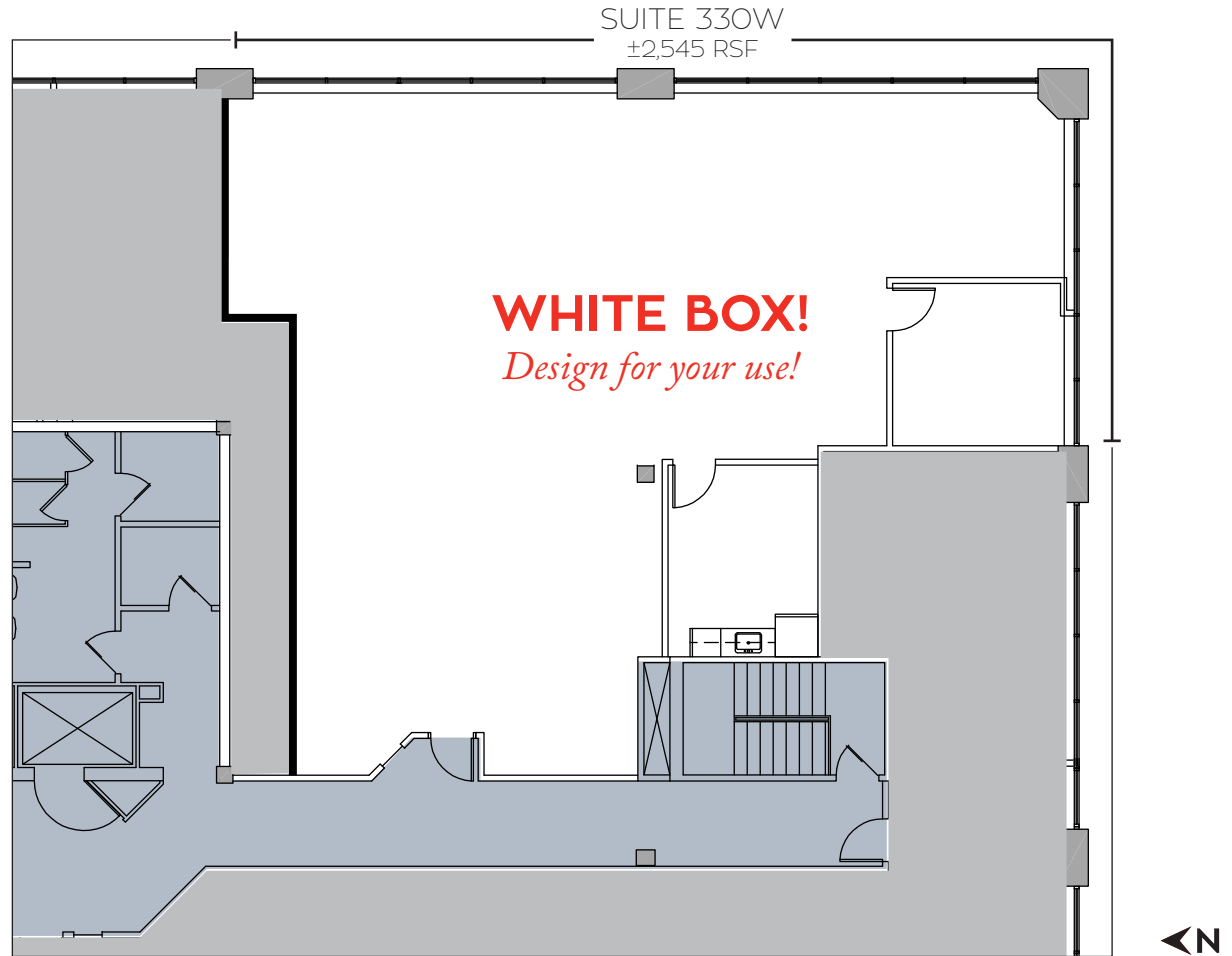
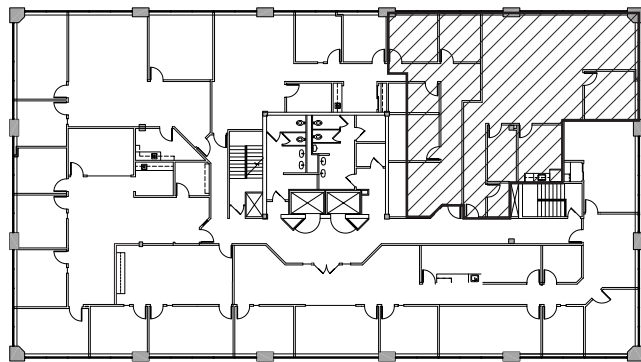
Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"  
Subject to Annual Escalations

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



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**SUITE 200C**

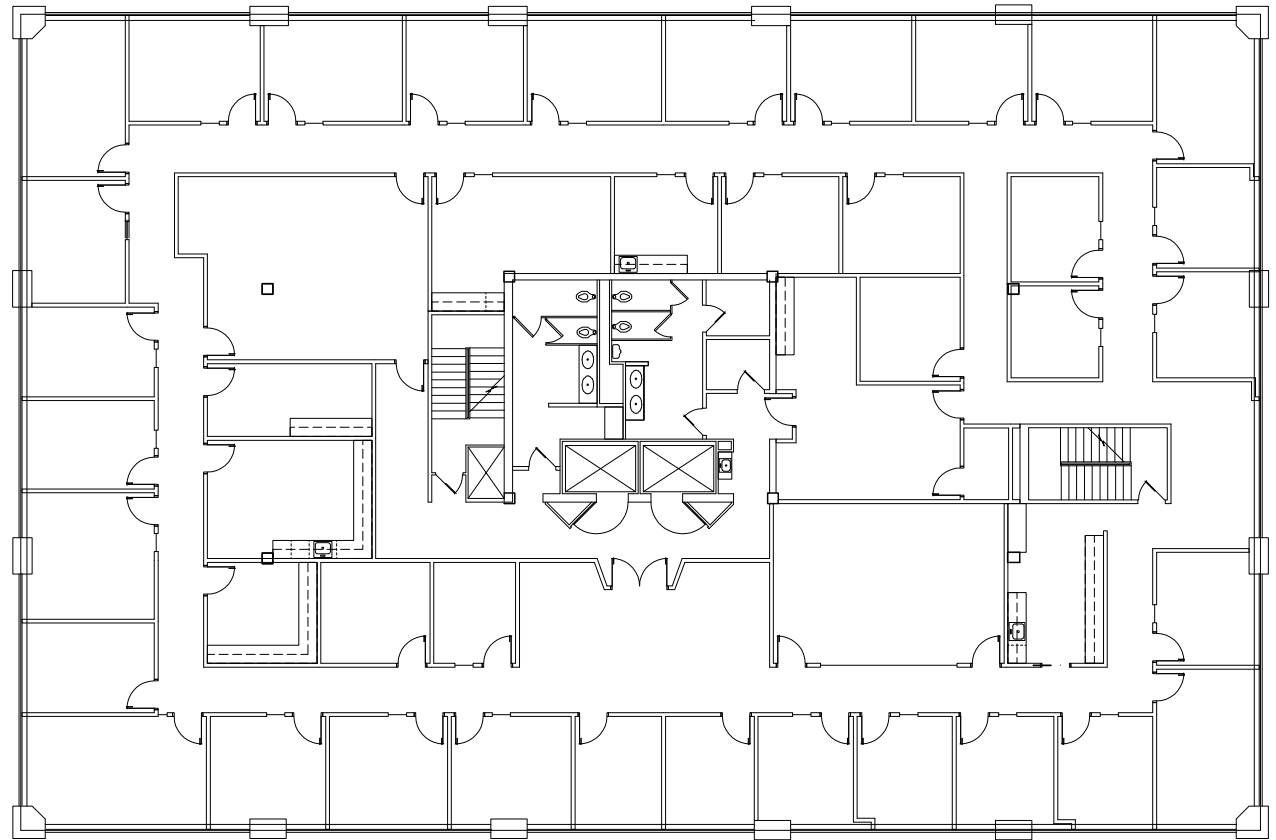
Size: ±12,176 RSF\*

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*



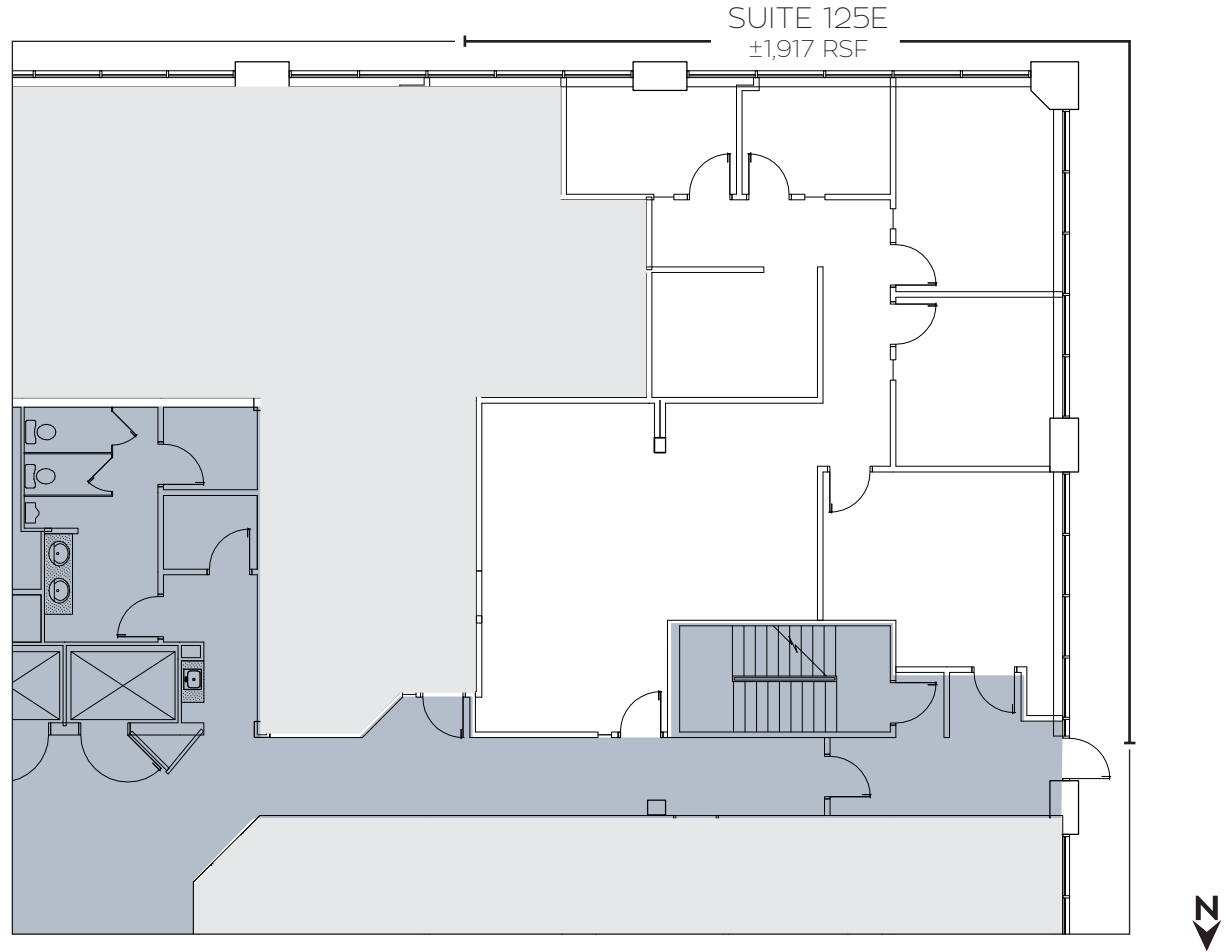
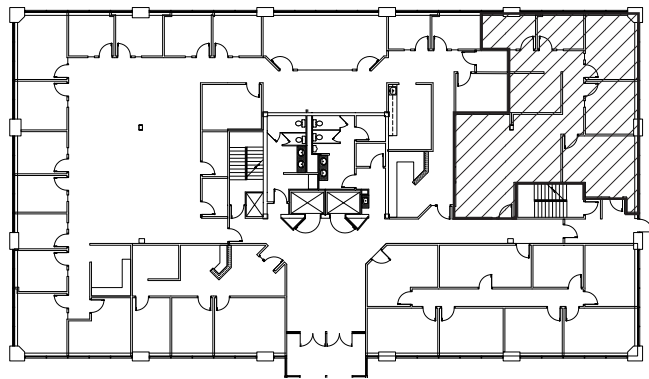
## SUITE 125E

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





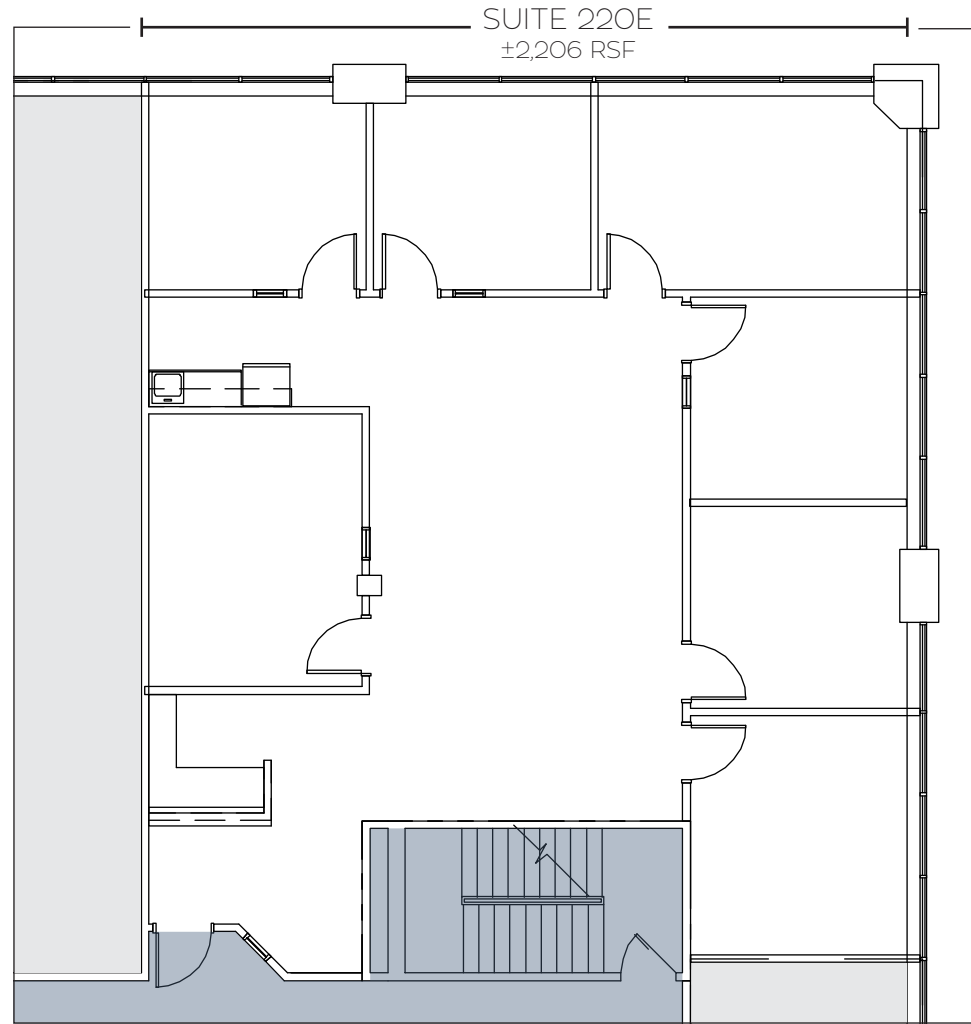
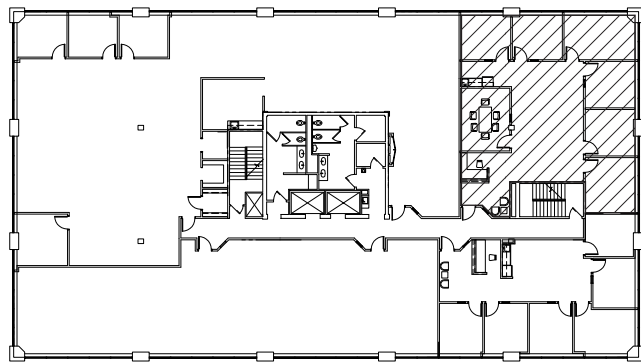
## SUITE 220E

Size: ±2,206 RSF

Available: Immediately

Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"  
Subject to Annual Escalations

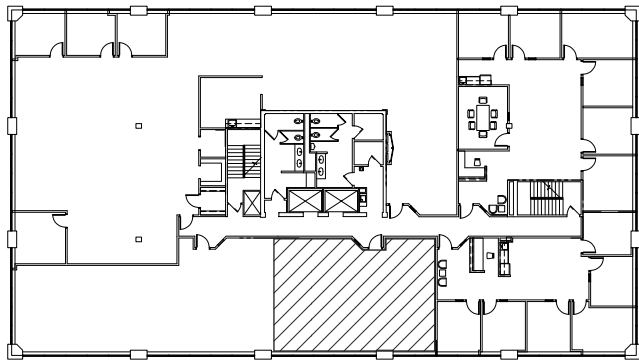
Buildout: Reception area, six offices on the glass, conference room, kitchen area, and open area





## 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



## 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

