1,765 RSF - 10,324 RSF FOR LEASE NEW MOB OPPORTUNITY

Quebec Centre

 $7400^{\text{East Caley avenue}}_{\text{CENTENNIAL, CO}}$

Join Existing MEDICAL USERS

Physical Therapy EMDR Center of the Rockies

Rocky Mountain Rehabilitation All About Healing IIIL Norris Mental Health Center CommonSpirit Health

on thriveMD Illuma Advanced Aesthetics

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 & service providers within a one mile radius









BUILDING FEATURES



24-hour HVAC available; individually zoned by floor 24-hour key-card access



Telecommunications providers: Comcast, Lumen, Zayo, and Ting



Western views





Common Conference Room



Professional Management & Ownership



3.0:1,000 RSF parking ratio



On-site USPS, UPS and FedEx overnight boxes



On-site engineering and day porter services available



Park-like campus setting





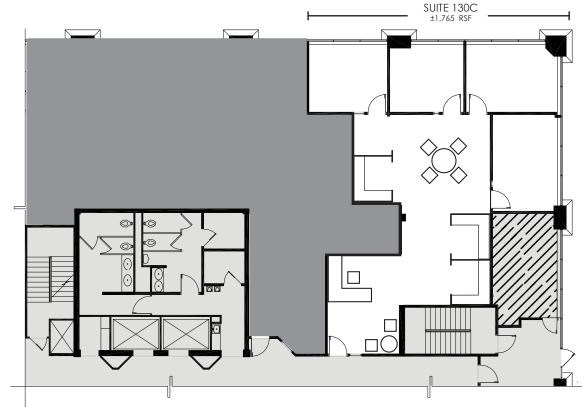


SUITE 130C - 1,765 - 2,013 RSF

Available: Immediately

Rate:

- YR 1: \$20.00/RSF NNN* (*with medical allowance for build out) Subject to Annual Escalations Reception area, open
- Buildout: Bullpen, three private offices on the glass, conference room, space for three 8' x 11' cubicles. Ability to add one office on the glass by incorporating cross-hatched area shown on plan.



*Furniture shown for planning purposes only. The suite is not furnished.



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SUITE 200C - 4,882 RSF

Available: February 1, 2023 Rate: YR1: \$20.00/RSF NNN*

JUEBEC

(*with medical allowance for buildout) Subject to Annual Escalations

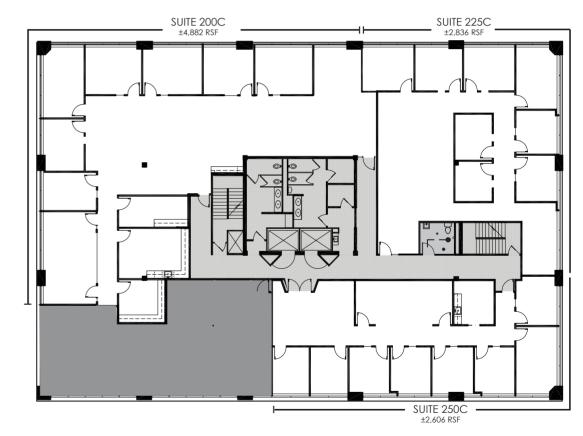
ENTRE

Buildout: Reception area, seven private offices on the glass, conference room, kitchen, IT room, workroom/storage, open bullpen.

SUITE 225C - 2,836 RSF

Available:	Immediately
Rate:	YR 1: \$20.00/RSF NNN*
	(*with medical allowance for build out)
	Subject to Annual Escalations
Buildout:	Reception area, six private offices on
	the glass, two interior offices, and area
	for future kitchen.

CONTIGUOUS TO 10,324 RSF; DIVISIBLE TO 2,606 RSF





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SUITE 250C - 2,606 RSF

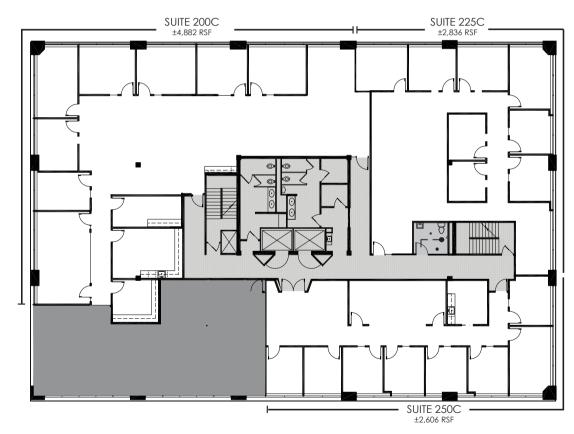
JENTRE

JUEBEC

Available: Immediately

- Rate: YR 1: \$20.00/RSF NNN* (*with medical allowance for buildout) Subject to Annual Escalations
- Buildout: Reception area, eight private offices on the glass, conference room, kitchen,

CONTIGUOUS TO 10,324 RSF; DIVISIBLE TO 2,606 RSF



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