

QUEBEC CENTRE

7340, 7400 & 7430 EAST CALEY AVENUE
CENTENNIAL, CO



BUILDING FEATURES



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



Telecommunications providers:
Comcast, Century Link and
XO Communications



Western views



Two elevators per building
Fully sprinklered interiors
Upgraded common areas



Common Conference Room



Healthy Micro-Market
NOW OPEN



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



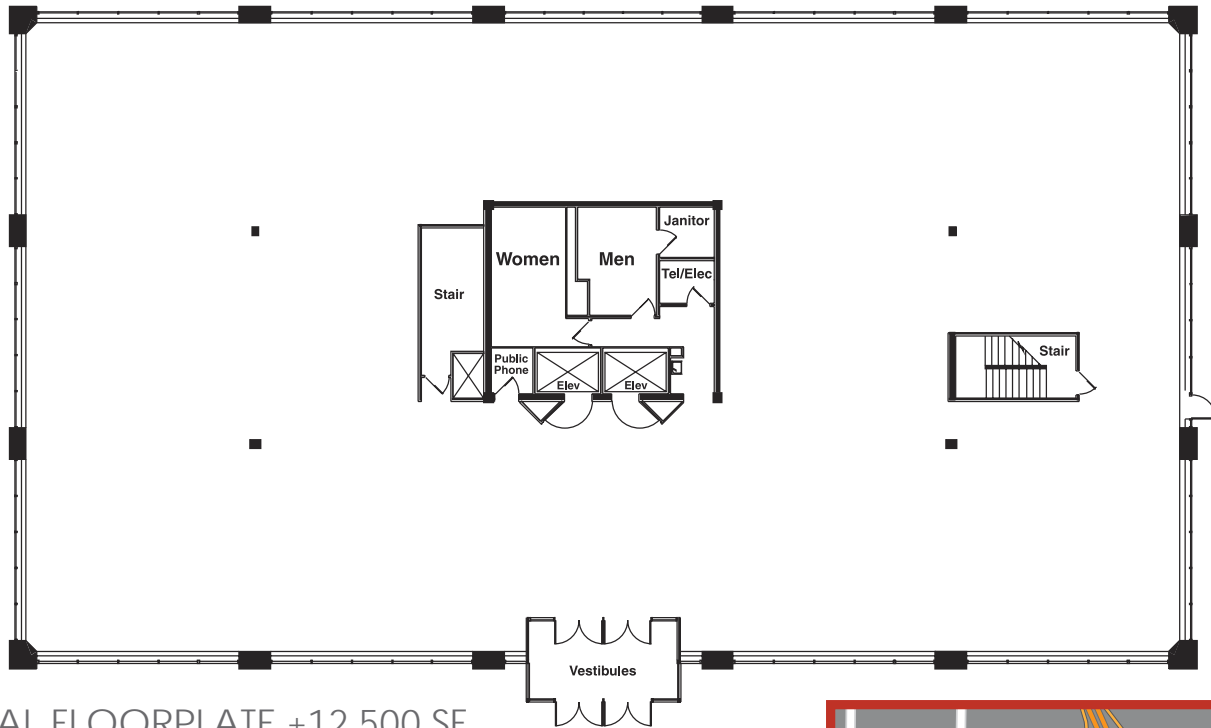
COLORADO COMMERCIAL
COMPANIES

NATASHA FELTEN
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2937 Ulster Street
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QUEBEC CENTRE

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CENTENNIAL, CO

106,865 TOTAL SQUARE FEET
EACH BUILDING APPROXIMATELY 35,600 RSF



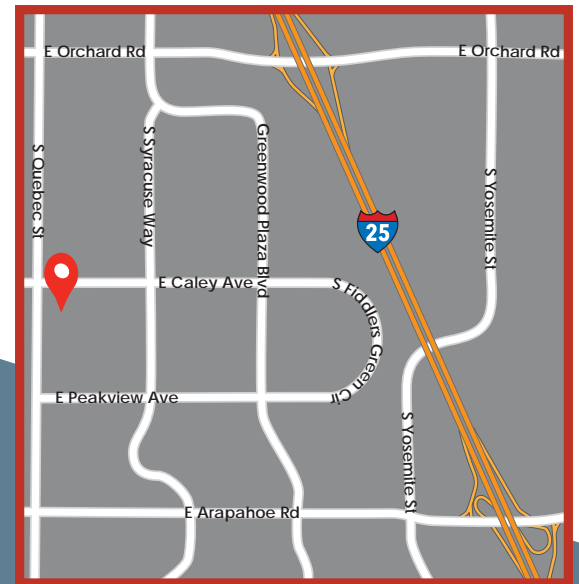
TYPICAL FLOORPLATE ±12,500 SF

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 & service providers within a one mile radius



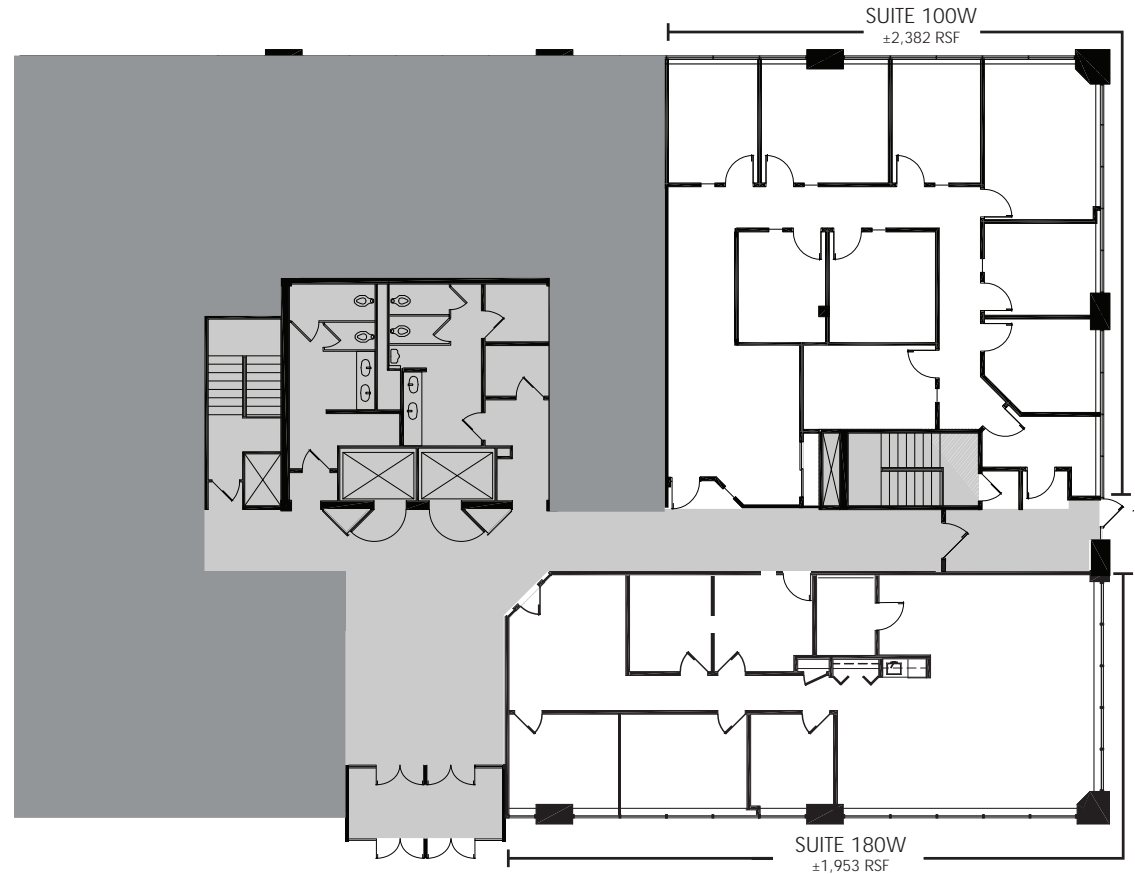
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SUITE 100W - 2,382 RSF

Available: Immediately
Rate: YR 1: \$20.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, conference room,
five private offices on the glass, three
interior offices and storage.
Excellent lobby identity.

SUITE 180W - 1,953 RSF

Available: Immediately
Rate: YR 1: \$20.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, two interior private
offices, two private offices on the
glass, conference room, work room,
kitchen area, storage and open area.
Excellent lobby identity.

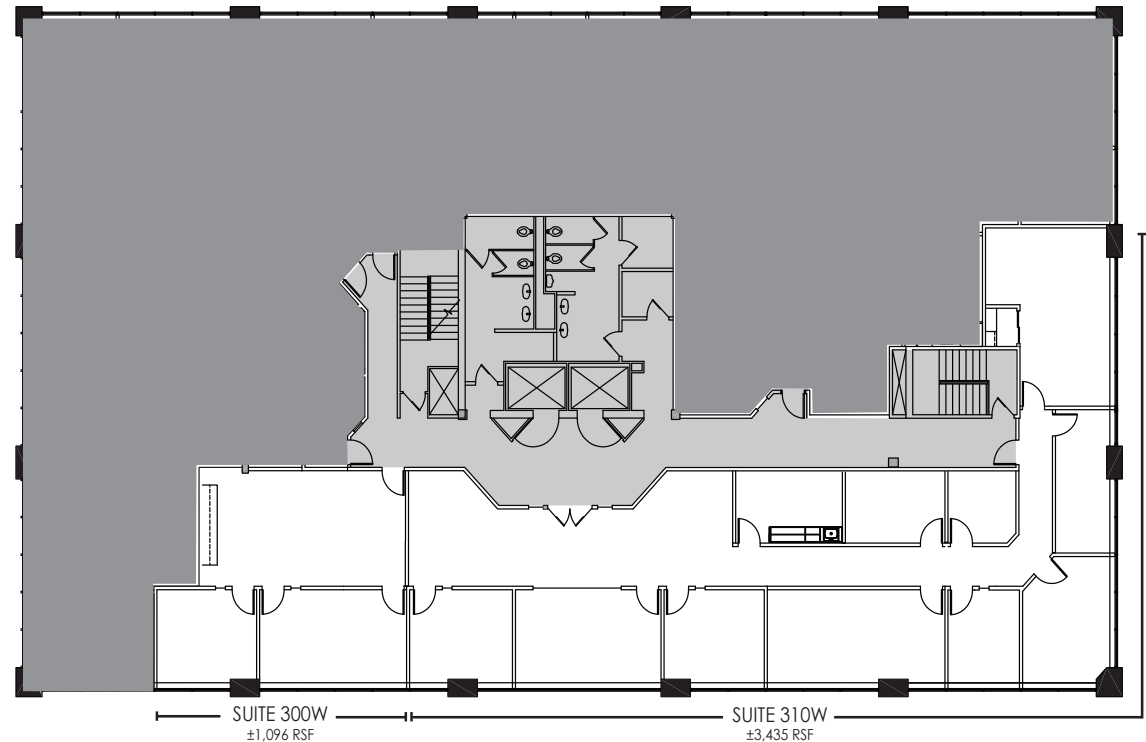


SUITE 300W - 1,096 RSF

Available: Immediately
Rate: YR 1: \$21.00 - \$22.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Two private offices on the glass,
reception and work area. Excellent
light and western views!

SUITE 310W - 3,435 RSF

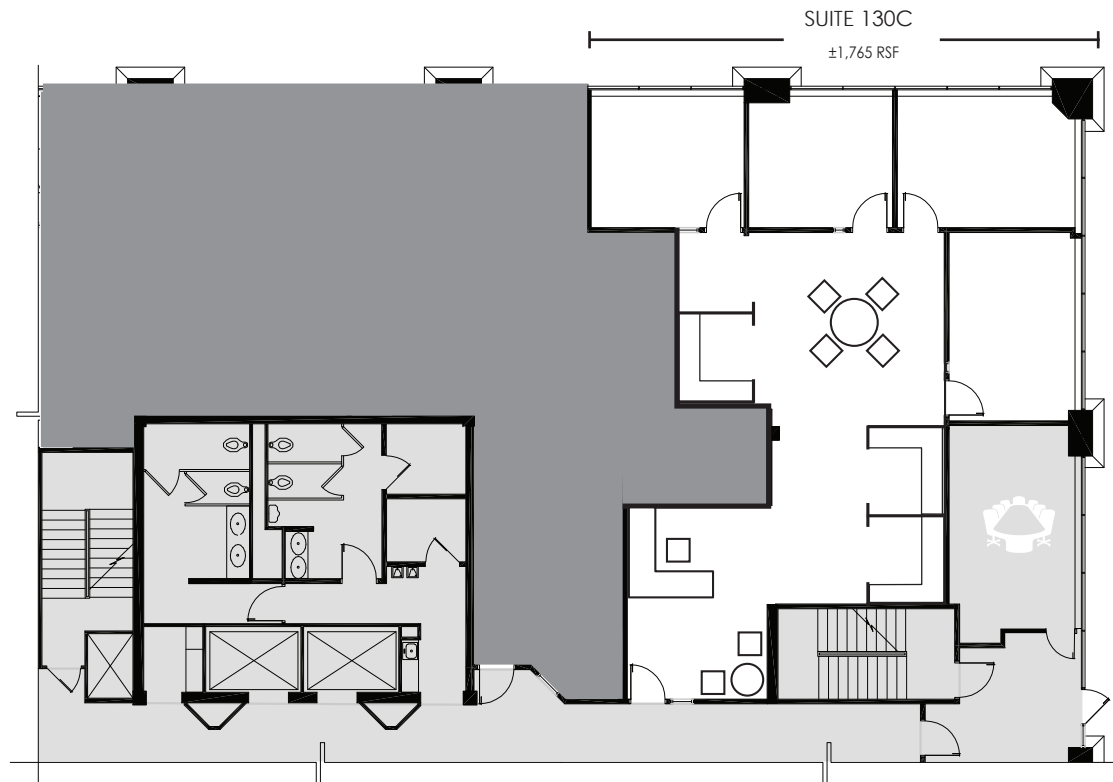
Available: December 1, 2021
Rate: YR 1: \$20.00 - \$21.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area with conference
room, seven offices on the glass,
storage/IT room, Kitchen and one
interior huddle room. Western views
with elevator identity.



*** Suite 300W/310W contiguous for up to 4,531 RSF**

SUITE 130C - 1,765 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, open
bullpen, three private offices on the
glass, conference room, space for
three 8' x 11' cubicles.



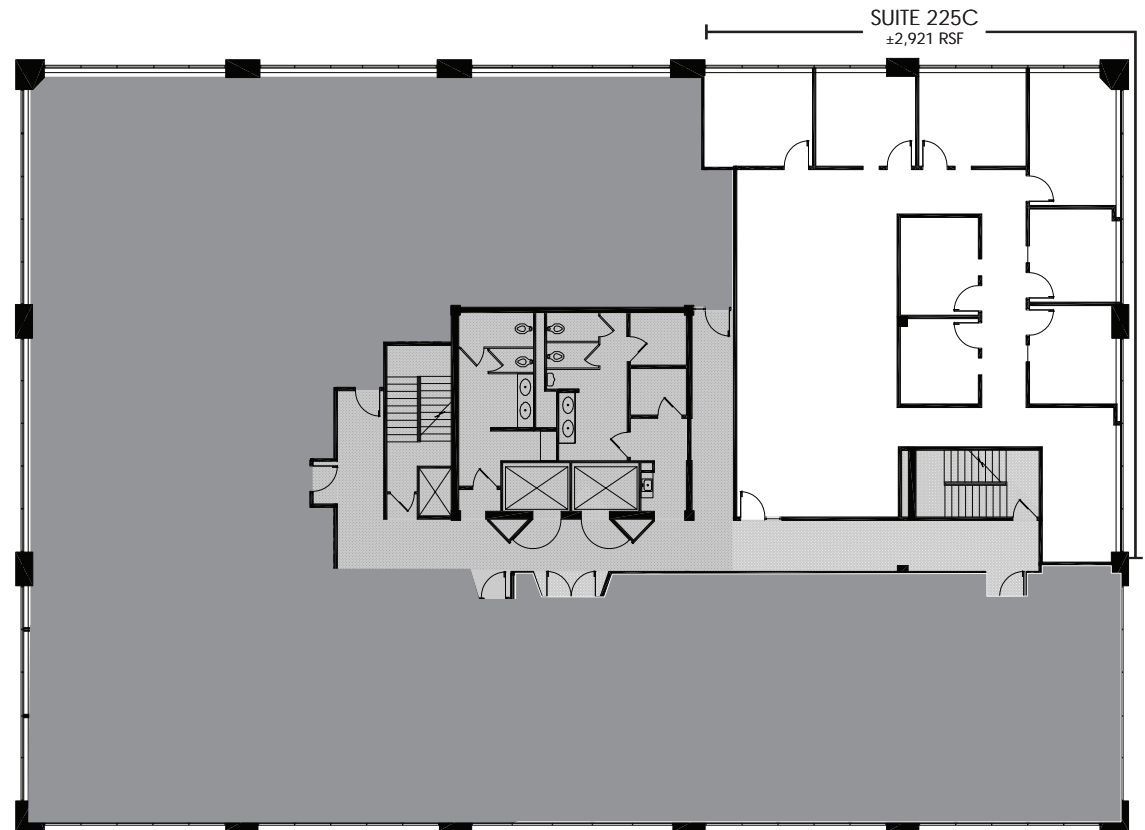
**Furniture shown for planning purposes only. The suite is not furnished.*



Vending

SUITE 225C - 2,921 RSF

Available: Immediately
Rate: YR 1: \$20.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, six private offices on the glass, two interior offices, and area for future kitchen.

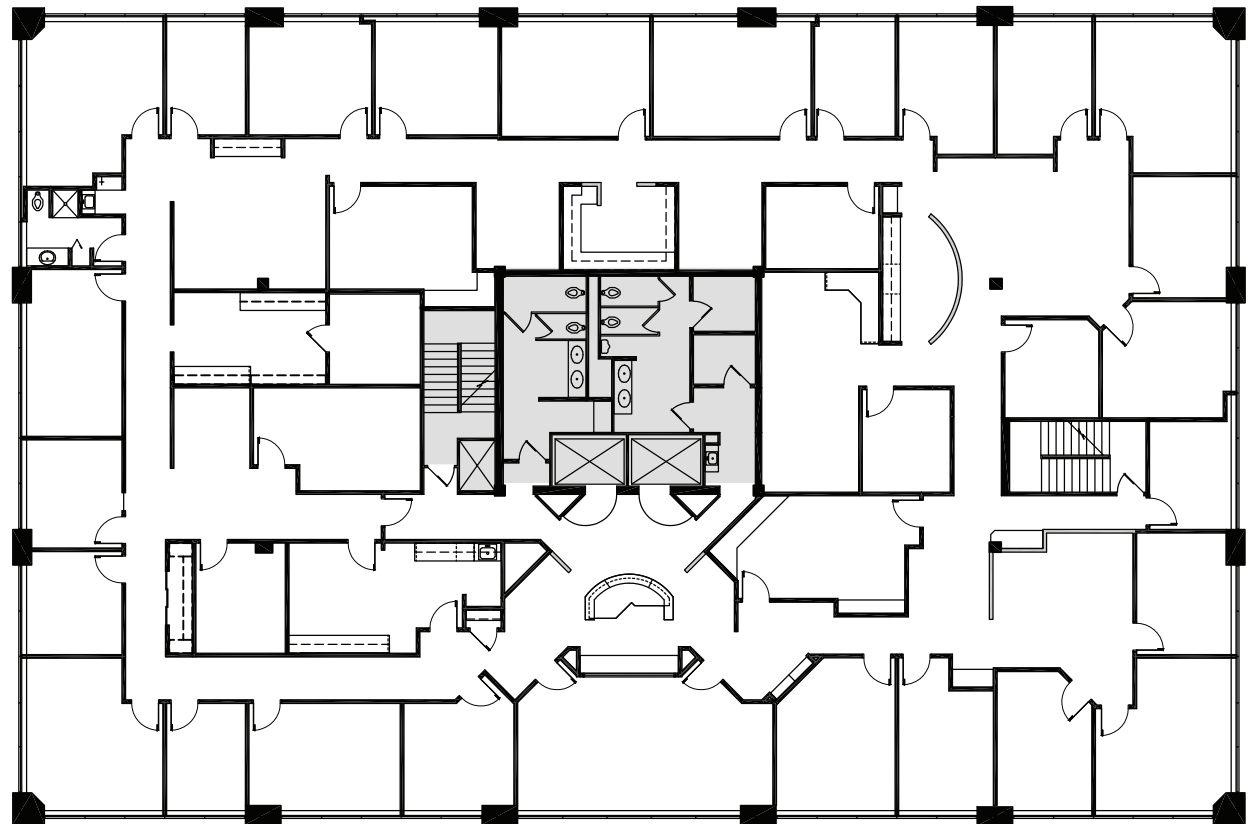


LANDLORD WILLING TO WHITE BOX AND CUSTOMIZE!

SUITE 300C - 12,171 RSF

Available: January 1, 2022
Rate: YR 1: \$20.00 - \$21.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, (22) private offices,
(4) conference rooms, (3) work areas,
kitchen/break room, private
restroom, storage and open area.

***Divisible to $\pm 3,000$ RSF!**

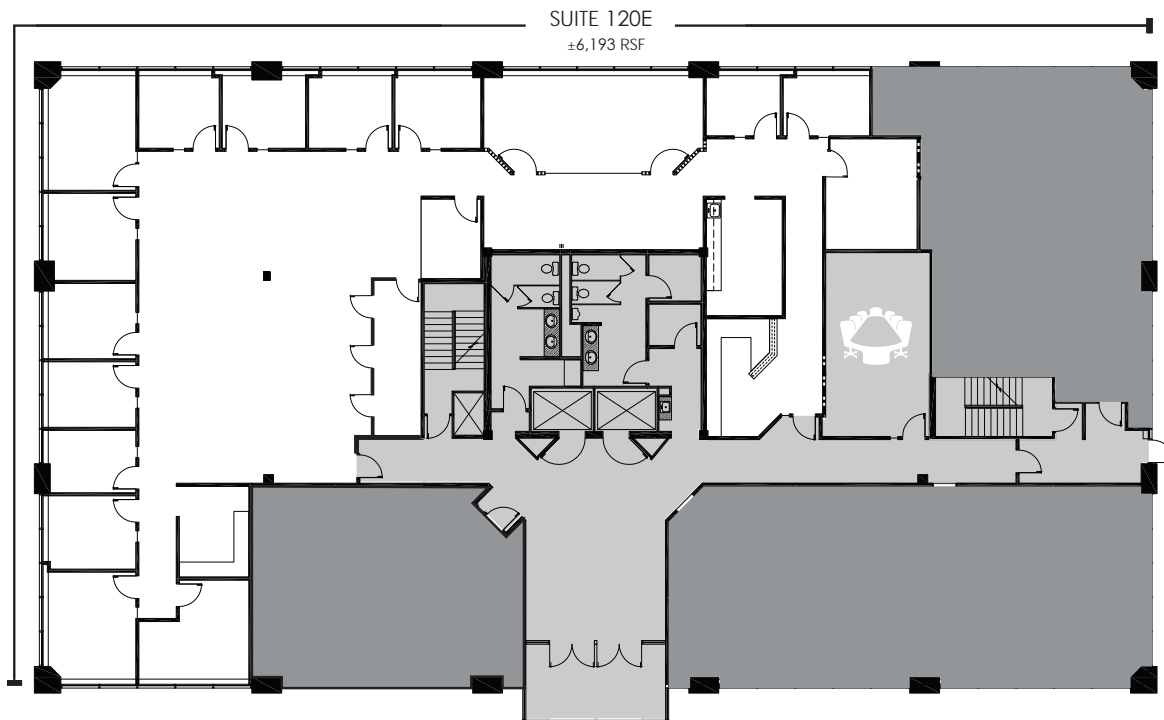


RARE FULL FLOOR IDENTITY WITH PROMINENT SIGNAGE!

SUITE 120E - 6,193 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG
Subject to Annual Escalations
Buildout: Reception area with built-in counter, kitchen, IT room, storage, large conference room, twelve offices on the glass, two huddle rooms on the glass, work room and open bullpen. Building lobby identity and upgraded finishes!

***Divisible to ±2,200 RSF**



Common Conference Room

SUITE 350E - 3,213 RSF

Available: Immediately
Rate: YR 1: \$20.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Six offices on the glass, kitchen and
large open area. Spec suite ready for
occupancy!

