



# QUEBEC CENTRE

7340 & 7430 EAST CALEY AVENUE  
CENTENNIAL, CO







## BUILDING FEATURES

-  24-hour HVAC available;  
individually zoned by floor  
24-hour key-card access
-  Telecommunications providers:  
Comcast, Lumen, Zayo, and Ting



-  Western views
-  Two elevators per building  
Fully sprinklered interiors  
Upgraded common areas
-  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

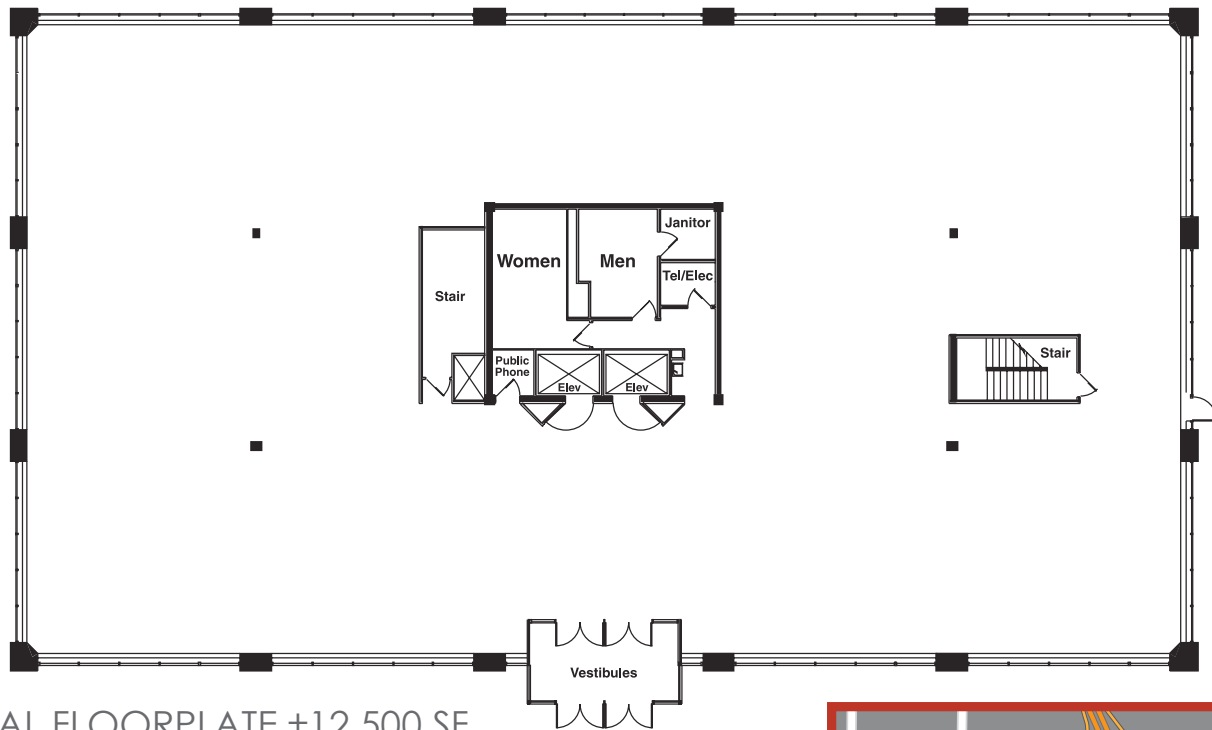


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# QUEBEC CENTRE

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CENTENNIAL, CO

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




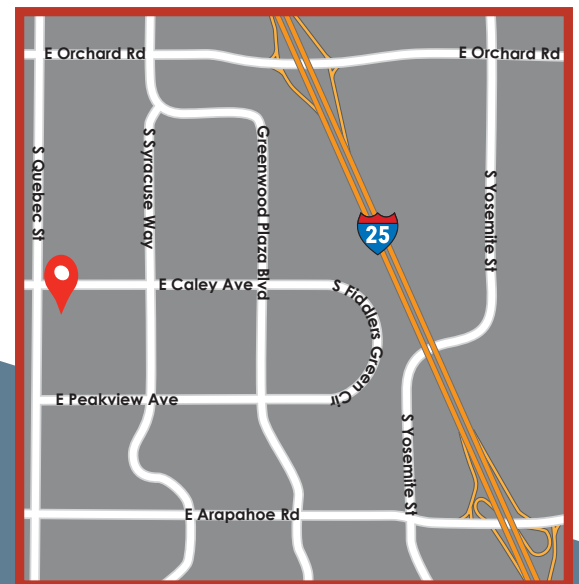
TYPICAL FLOORPLATE ±12,500 SF

## 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



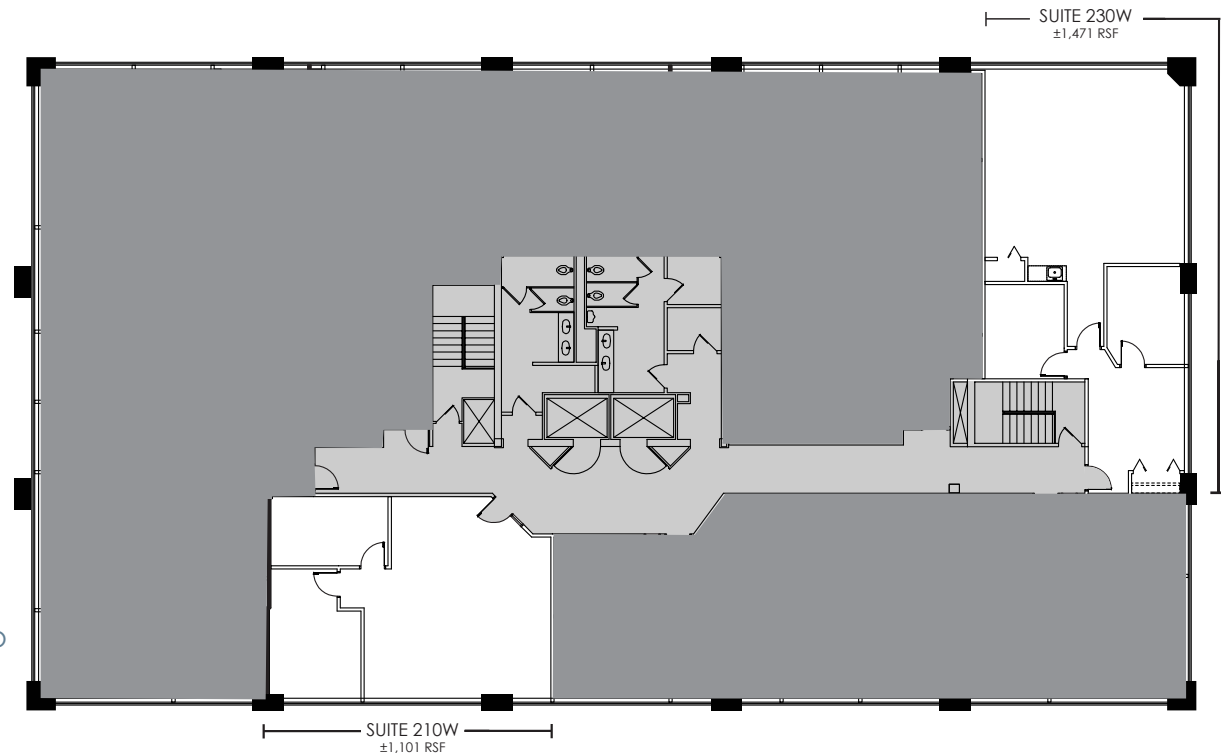
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## SUITE 210W - 1,101 RSF

Available: Immediately (pending termination)  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Reception area, two private offices  
and open area.

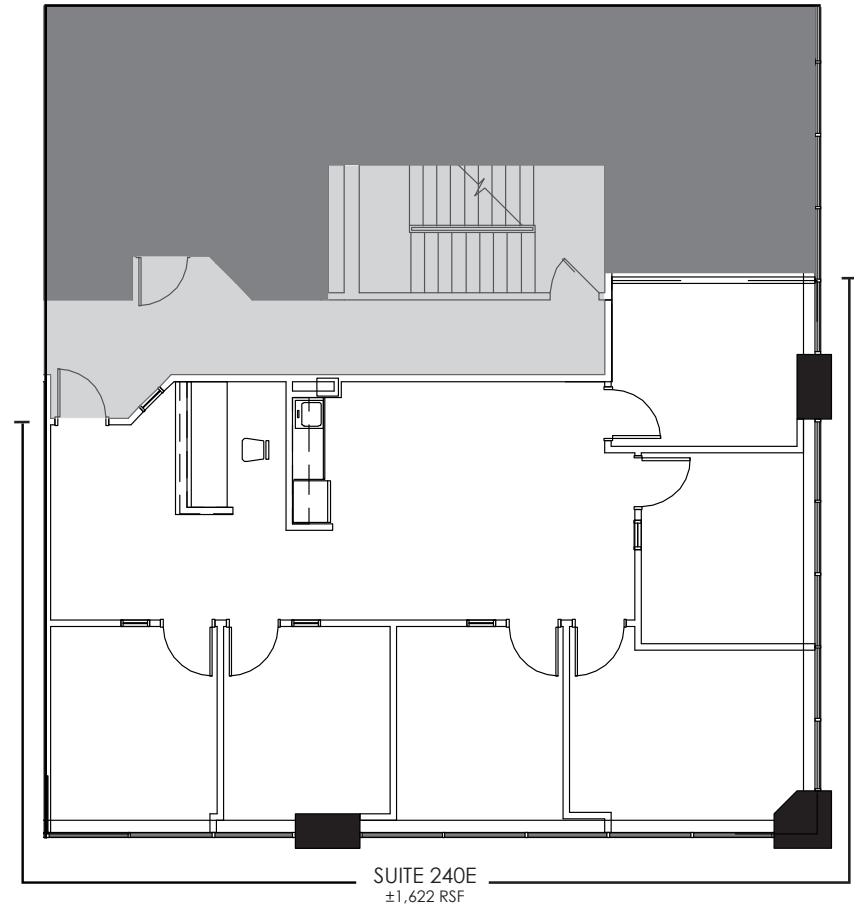
## SUITE 230W - 1,471 RSF

Available: 09/01/2024 (earlier occupancy possible)  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Reception area, storage closet,  
conference room, open bullpen with two  
sides of glass, kitchenette, and IT closet.  
Rare, small corner suite.  
Southeast orientation.



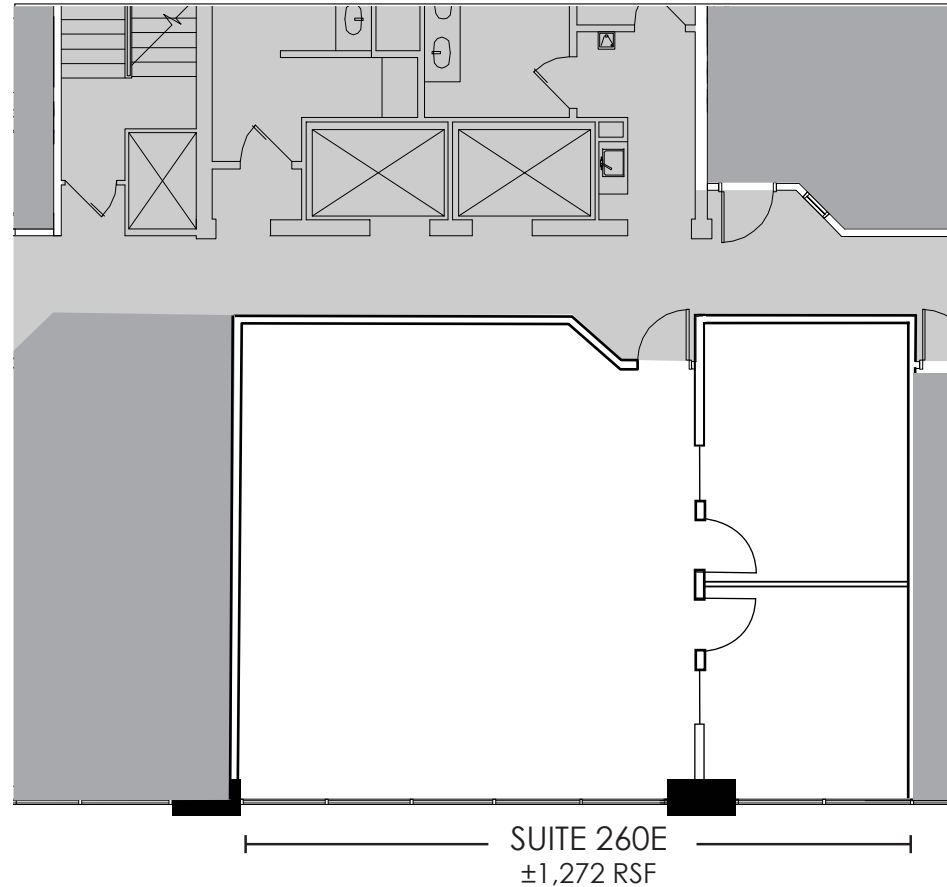
## SUITE 240E - 1,622 RSF

Available: July 1, 2024  
Rate: YR 1: \$21.50-\$22.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Reception area, five private offices  
on the glass, conference room, and  
kitchenette/work room



## SUITE 260E - 1,272 RSF

Available: Immediately  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Conference room, one private office  
and one open office.



## SUITE 350E - 3,213 RSF

Available: Immediately  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Six offices on the glass, kitchen and  
large open area. Spec suite ready for  
occupancy!

