



# 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

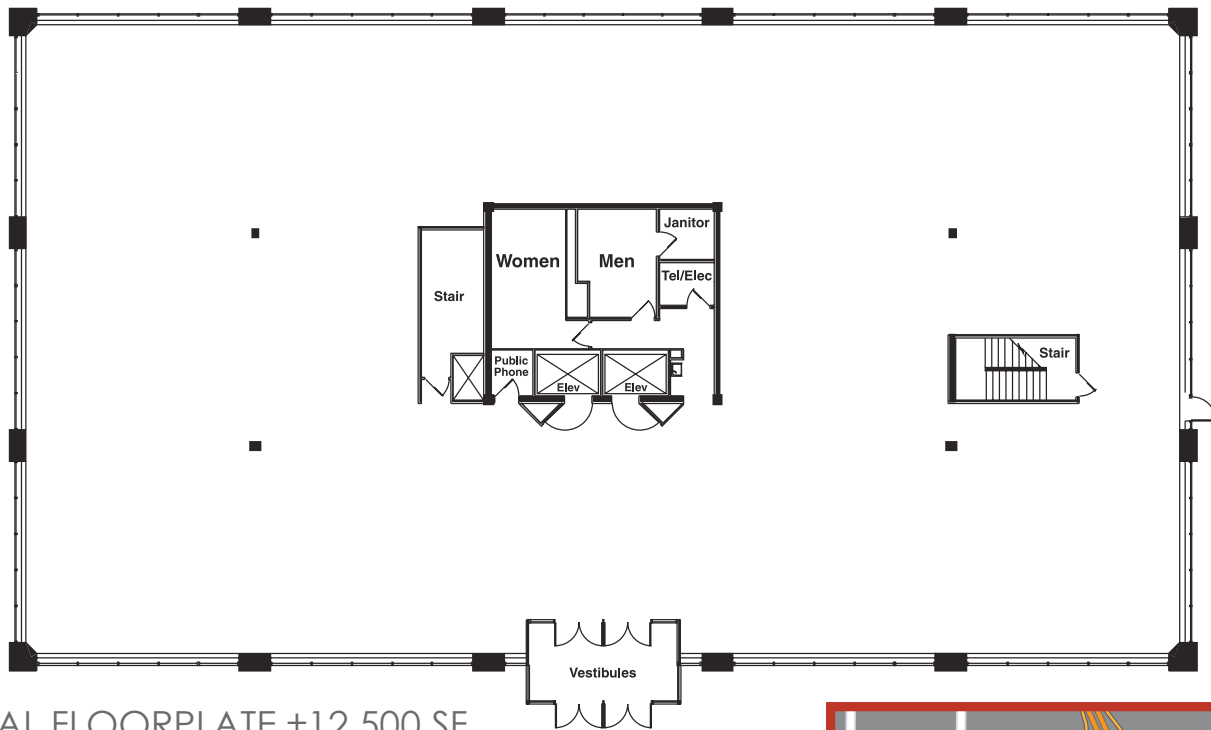


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# QUEBEC CENTRE

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



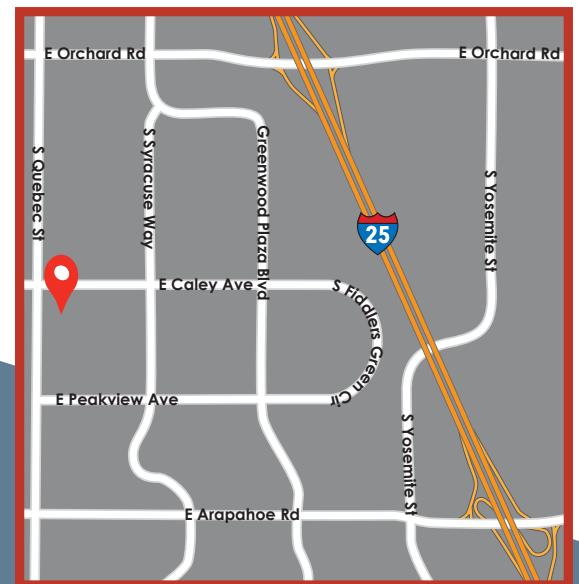
TYPICAL FLOORPLATE ±12,500 SF

## 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 200W - 1,101 RSF

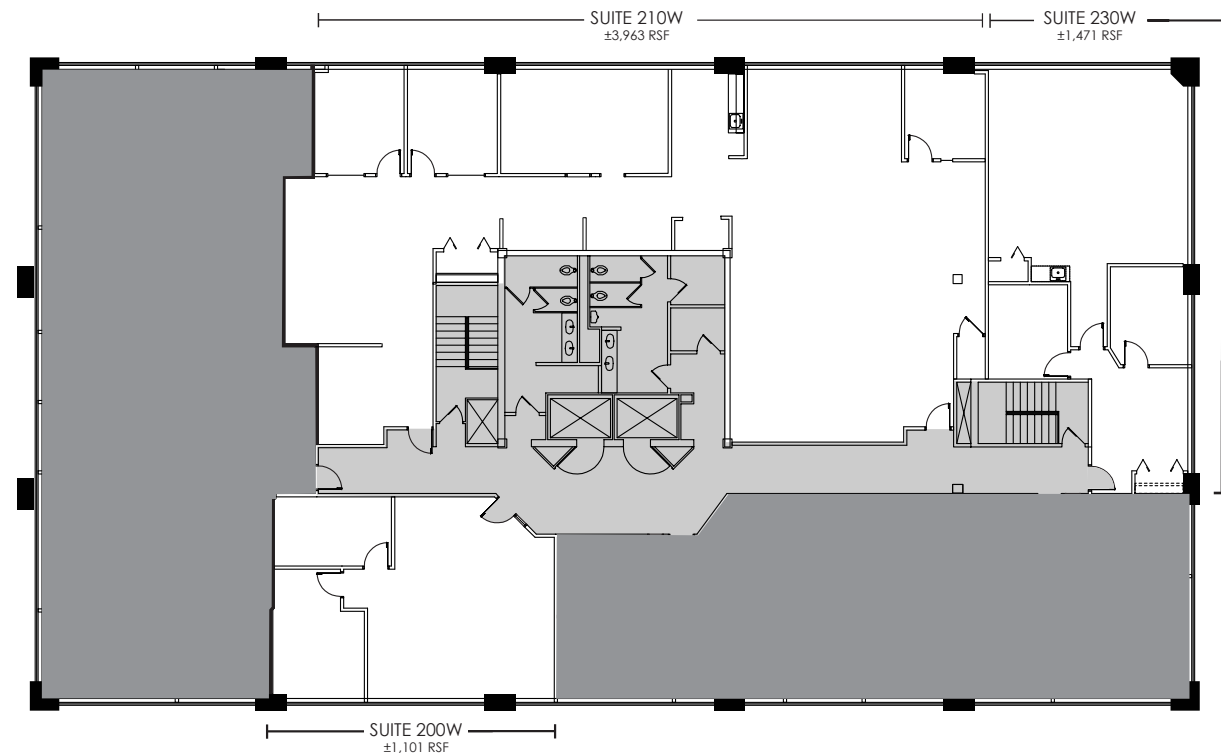
Available: Immediately (pending termination)  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Buildout: Reception area, two private offices,  
open area, Western views.

## SUITE 210W - 3,963 RSF

Available: Immediately (pending termination)  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Buildout: Reception area, Conference area  
three offices on the glass,  
Meeting room, Storage, IT, Kitchen,  
and Bullpen.

## SUITE 230W - 1,471 RSF

Available: Immediately (pending termination)  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Buildout: Reception area, Storage closet,  
Conference room, Open bullpen,  
with two sides of glass, Kitchenette,  
IT closet, Rare small corner suite,  
Southeast orientation.

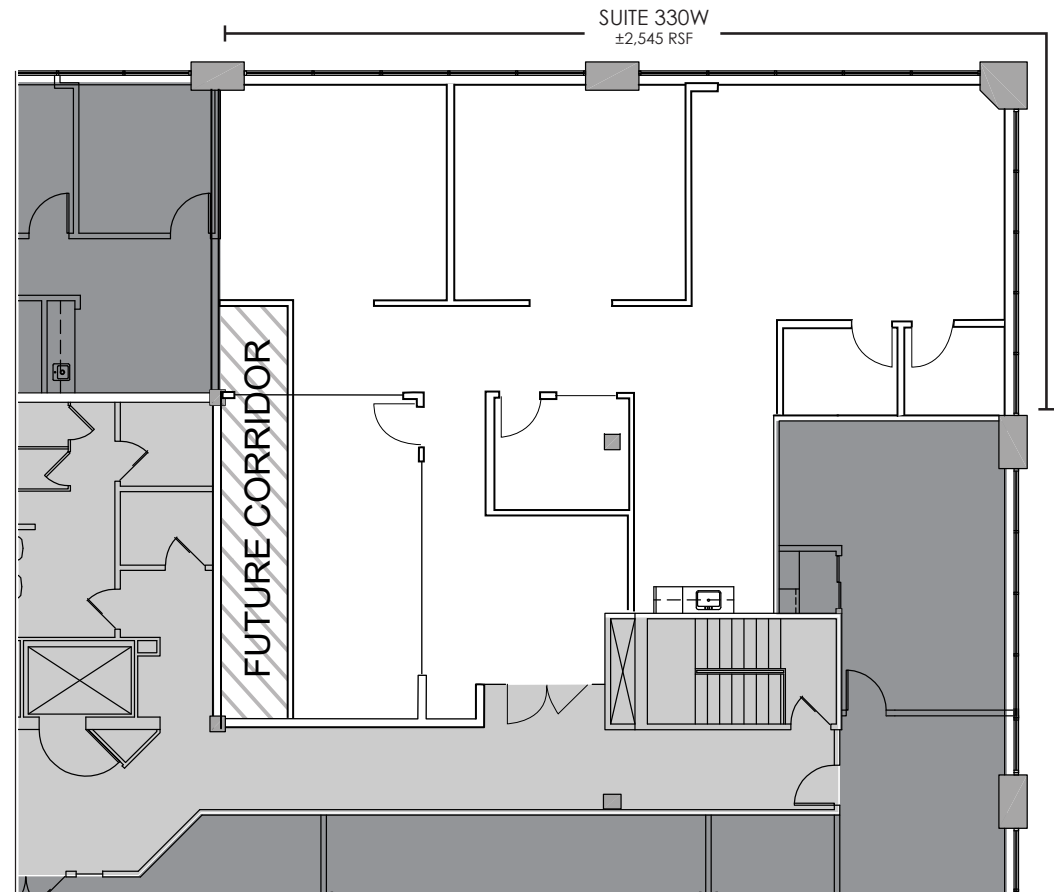


**CONTIGUOUS TO 5,434 RSF; DIVISIBLE TO 1,471 RSF**

*Rates subject to annual escalations*

## SUITE 330W - 2,545 RSF

- Available: Immediately  
Rate: YR 1: \$21.50 - \$22.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Reception area, meeting room,  
open shared office areas, kitchen,  
storage and two phone rooms.  
Note: Landlord to build exit corridor  
through existing conference room.



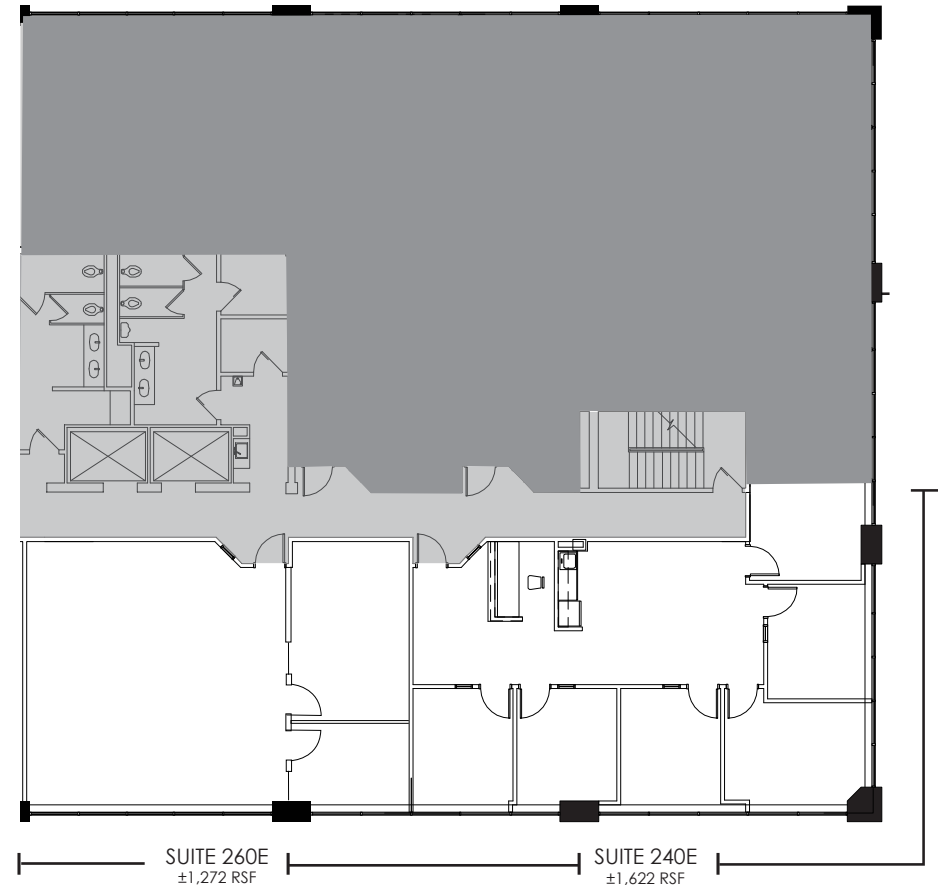
## SUITE 240E - 1,622 RSF

Available: Immediately  
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 work area.

## 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.

**CAN COMBINE FOR 2,894 RSF**



## 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!

