

1,765 RSF - 21,739 RSF FOR LEASE NEW MOB OPPORTUNITY



QUEBEC
CENTRE

7400 EAST CALEY AVENUE
CENTENNIAL, CO

Join Existing MEDICAL USERS

FYZICAL Physical Therapy Rocky Mountain Rehabilitation thriveMD
EMDR Center of the Rockies All About Healing Illuma Advanced Aesthetics
Norris Mental Health Center

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 and
XO Communications



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

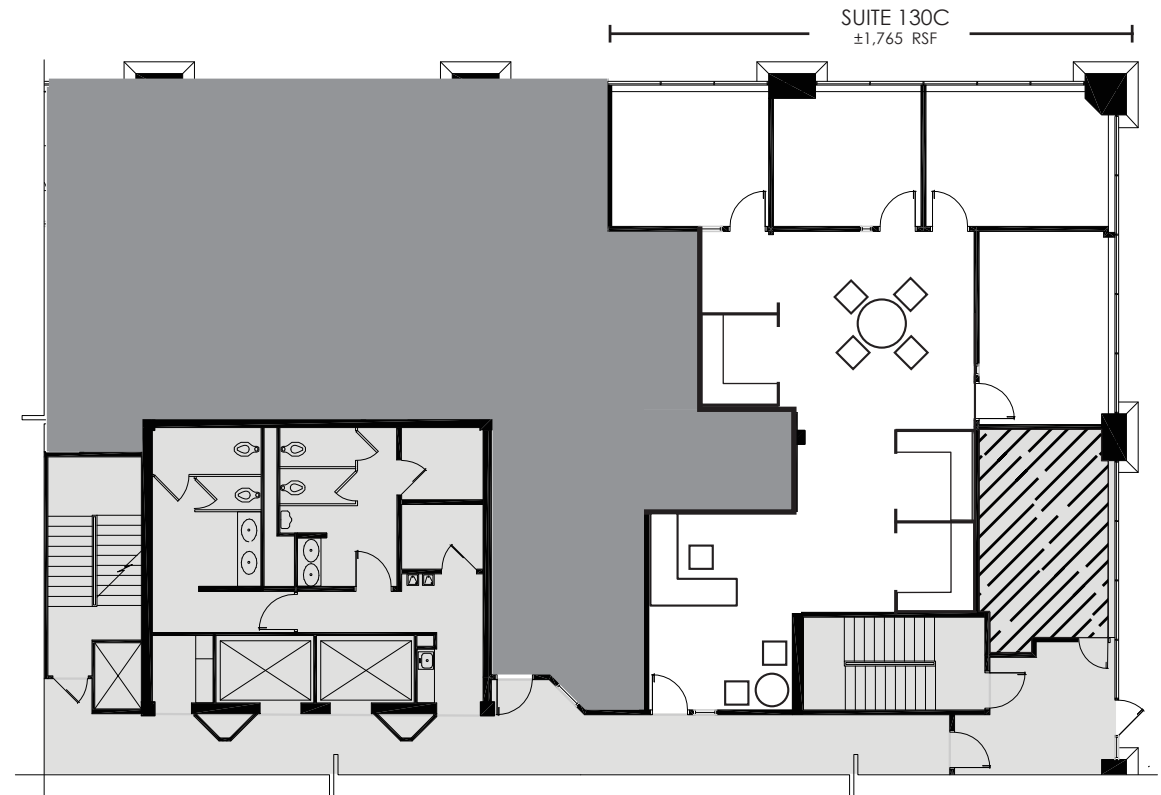


SUITE 130C - 1,765-2,013 RSF

Available: Immediately

Rate: YR 1: \$23.00 - \$25.50/RSF FSG*,
(*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.*



SUITE 200C - 4,882 RSF

Available: February 1, 2023

Rate: YR 1: \$24.00 - \$25.50/RSF FSG*,
(*with medical allowance for buildout)
Subject to Annual Escalations

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

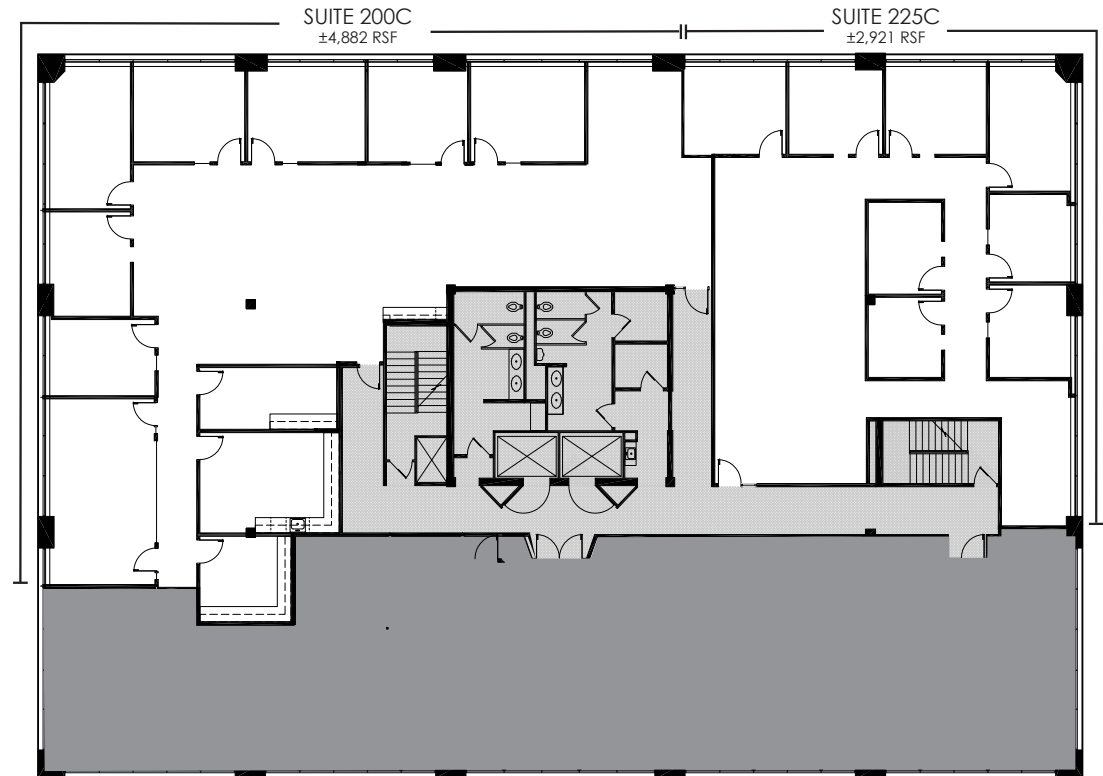
SUITE 225C - 2,921 RSF

Available: Immediately

Rate: YR 1: \$24.00 - \$25.50/RSF FSG*,
(*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.

MAX CONTIGUOUS TO 7,803 RSF; DIVISIBLE TO 2,921 RSF





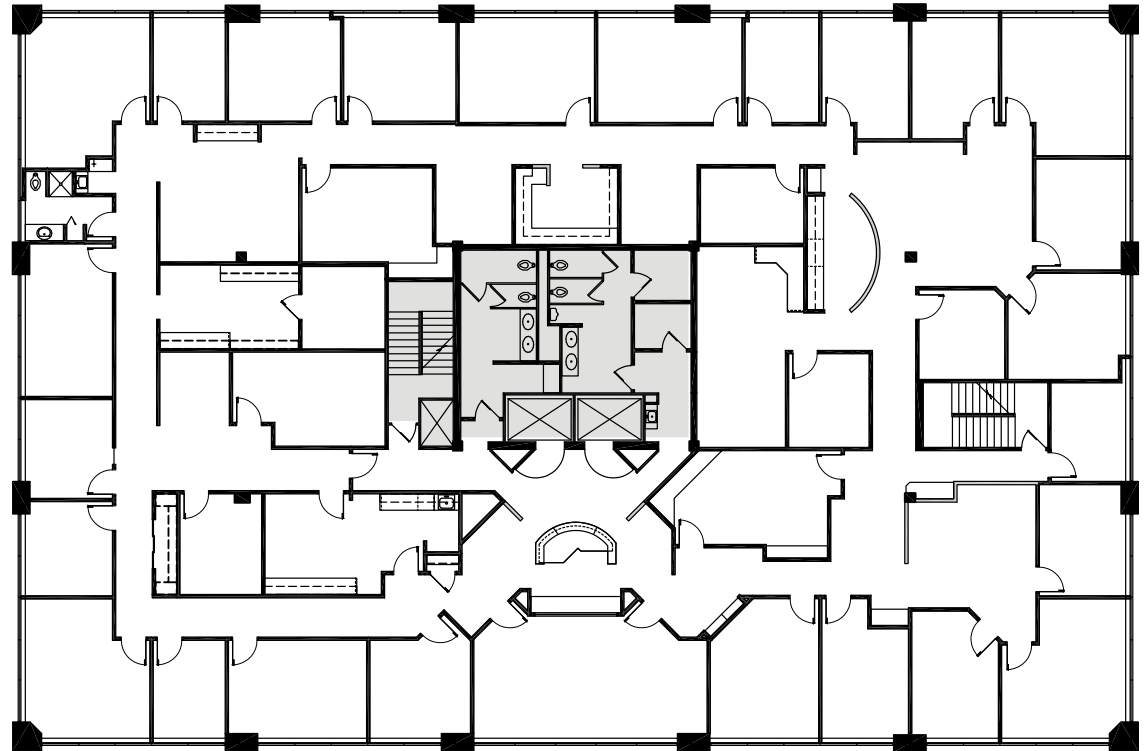
SUITE 300C - 12,171 RSF

Available: Immediately

Rate: YR 1: \$24.00 - \$25.00/RSF FSG*,
(*with medical allowance for build out)
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 2,000 RSF!***



RARE FULL FLOOR IDENTITY WITH PROMINENT BUILDING SIGNAGE!