



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 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



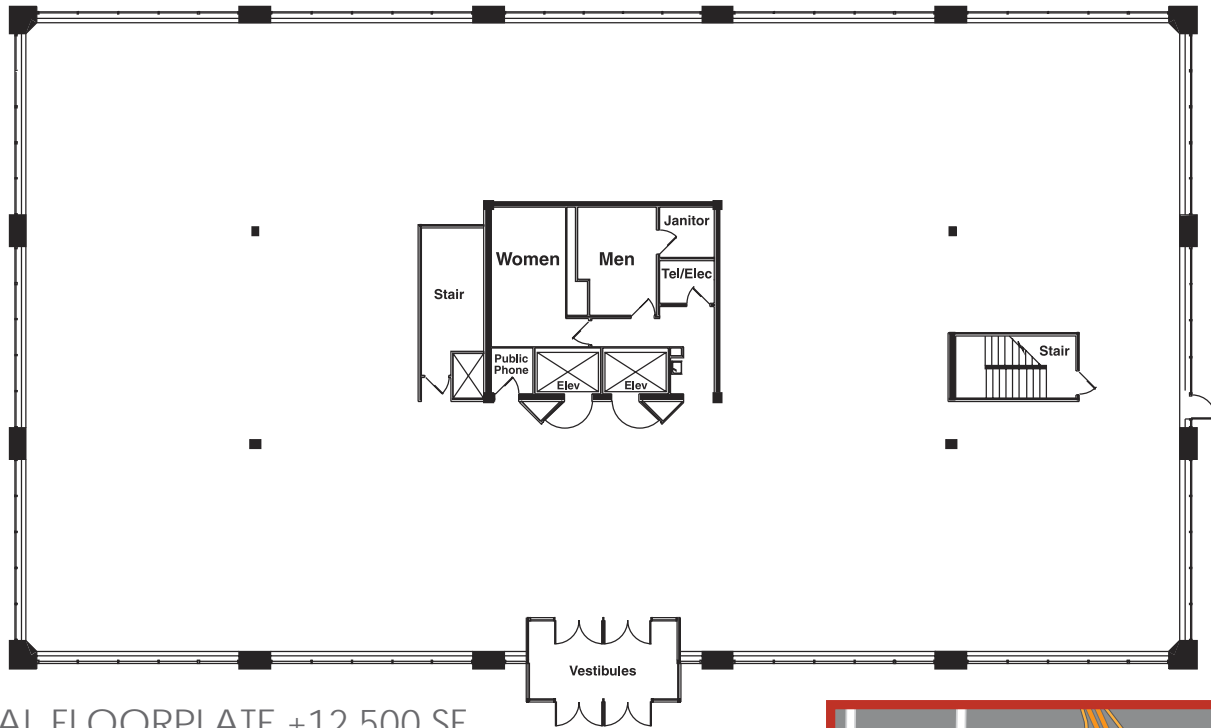
COLORADO COMMERCIAL
COMPANIES

NATASHA FELTEN
NFELTEN@COLOCOMM.COM
303.327.5800
2937 Ulster Street
Denver, CO 80238
WWW.COLOCOMM.COM

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



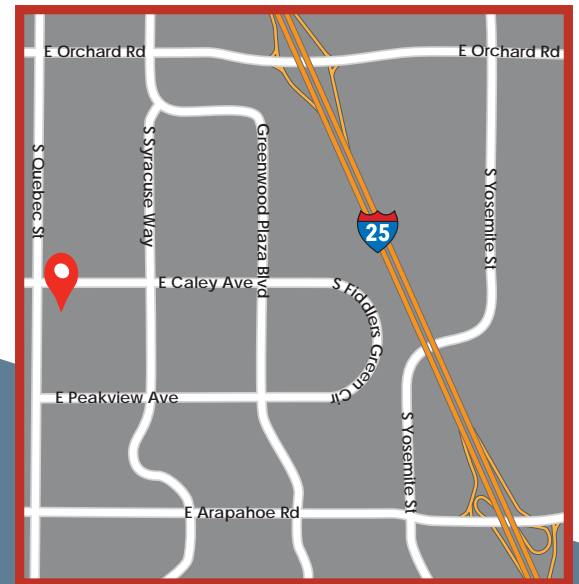
TYPICAL FLOORPLATE ±12,500 SF

AREA AMENITIES

 Easy access to I-25 via Arapahoe Road

 Close proximity to Greenwood Village, Denver Tech Center and Inverness Business Park

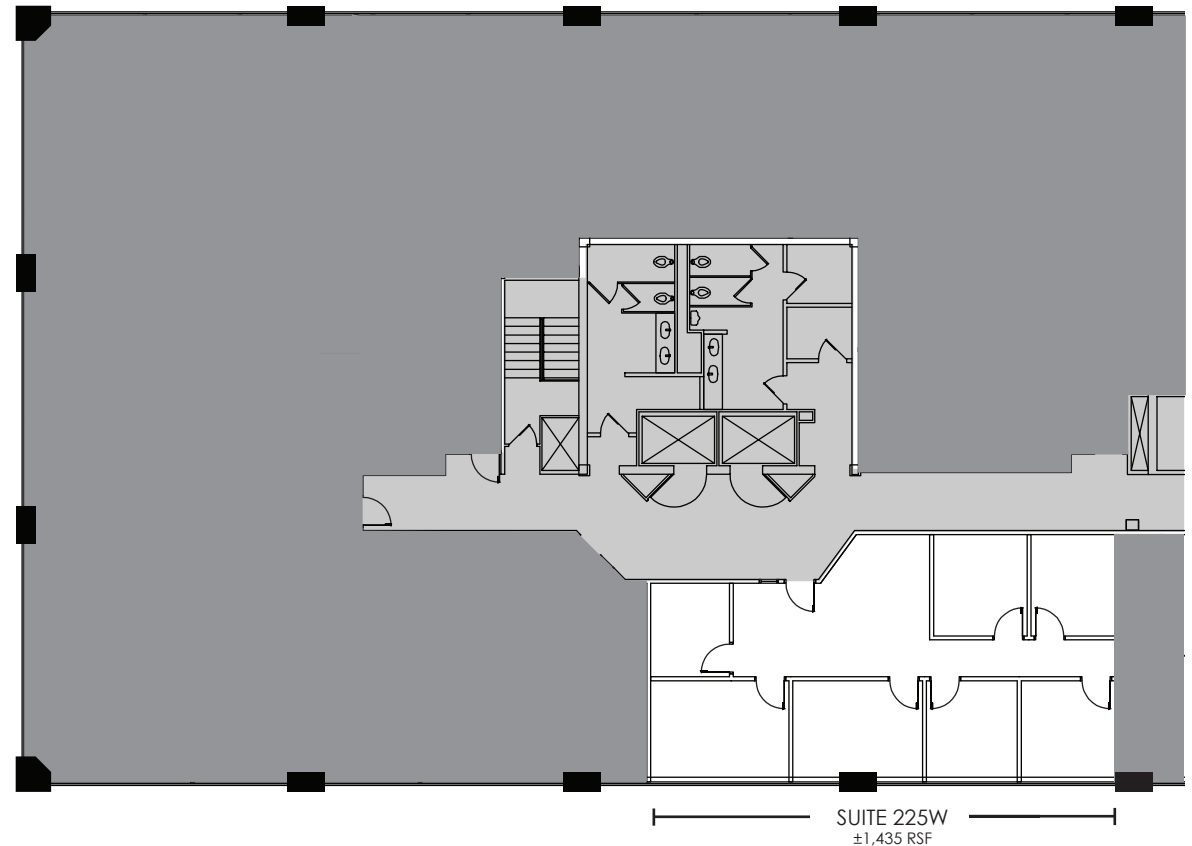
 Numerous restaurants, hotels & service providers within a one mile radius



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SUITE 225W - 1,436 RSF

Available: October 1, 2022
Rate: YR 1: \$20.50 - \$21.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, three offices and
conference room on the glass, storage
closet, workroom and one interior office.
Beautiful western views and elevator
lobby identity!



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!

