

1,765 RSF - 10,324 RSF FOR LEASE NEW MOB OPPORTUNITY



QUEBEC
CENTRE

7400 EAST CALEY AVENUE
CENTENNIAL, CO

Join Existing MEDICAL USERS

Physical Therapy
EMDR Center of the Rockies

Rocky Mountain Rehabilitation
All About Healing
Norris Mental Health Center
CommonSpirit Health

thriveMD
Illuma Advanced Aesthetics

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, 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

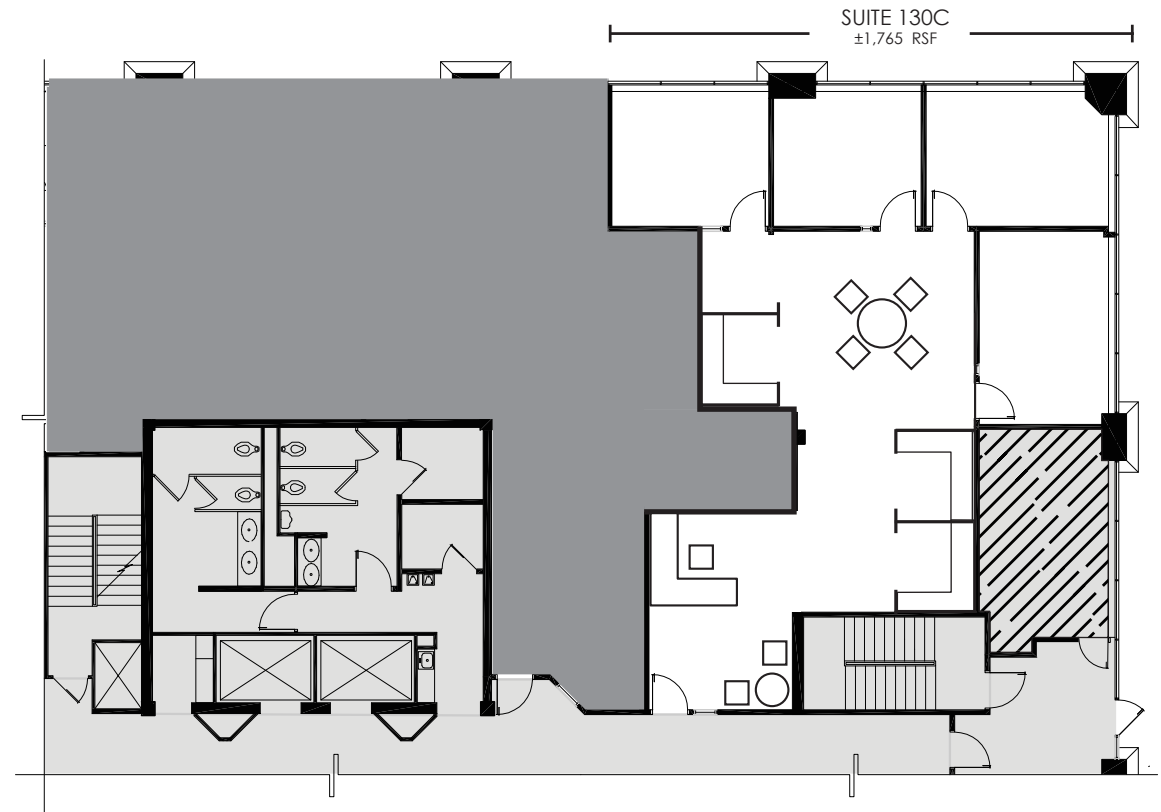


SUITE 130C - 1,765 - 2,013 RSF

Available: Immediately

Rate: YR 1: \$20.00/RSF NNN*
(*with medical allowance for build out)
Subject to Annual Escalations

Buildout: Reception area, open
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: Immediately

Rate: YR1: \$20.00/RSF NNN*

(*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 - 2,836 RSF

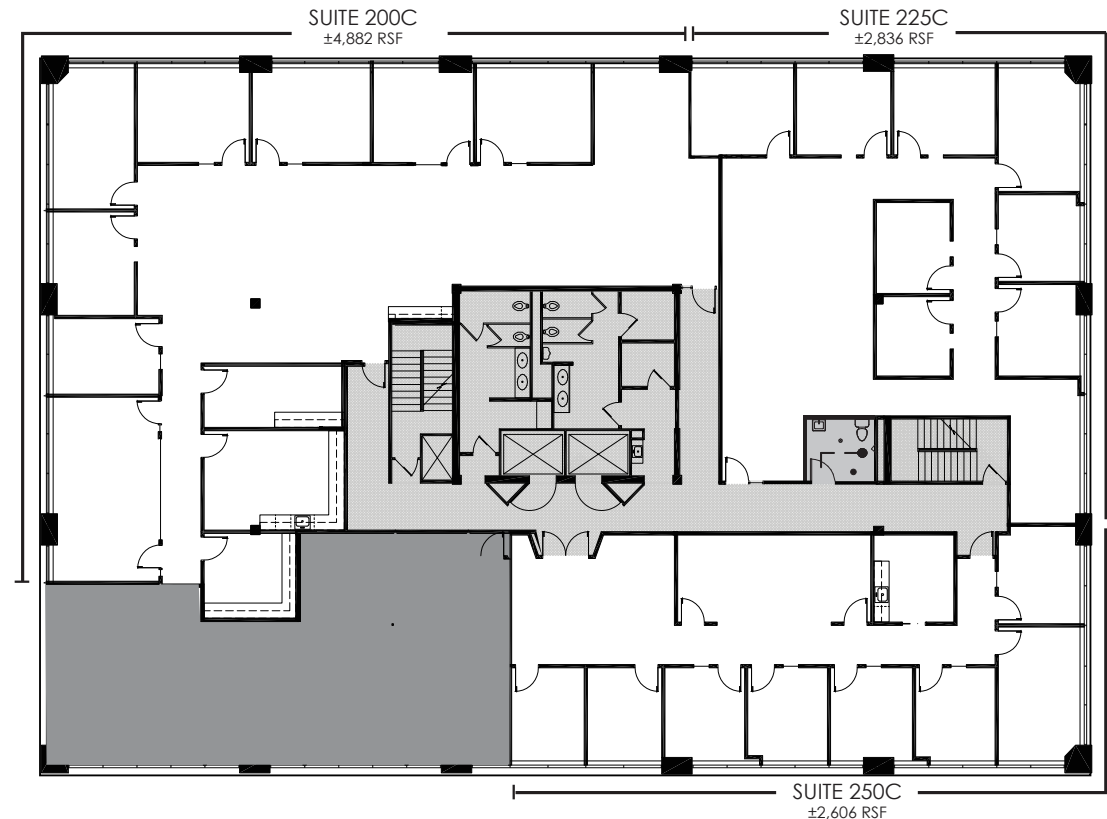
Available: Immediately

Rate: YR 1: \$20.00/RSF NNN*

(*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.

CONTIGUOUS TO 10,324 RSF; DIVISIBLE TO 2,836 RSF





SUITE 250C - 2,606 RSF

Available: Immediately
Rate: YR 1: \$20.00/RSF NNN*
(*with medical allowance for buildout)
Subject to Annual Escalations
Buildout: Reception area, eight private offices
on the glass, conference room, kitchen,

CONTIGUOUS TO 10,324 RSF; DIVISIBLE TO 2,836 RSF

