

1,765 RSF - 5,248 RSF FOR LEASE NEW MOB OPPORTUNITY



QUEBEC  
CENTRE

7400 EAST CALEY AVENUE  
CENTENNIAL, CO

## JOIN EXISTING MEDICAL USERS

CommonSpirit Health

Rocky Mountain Rehabilitation

EMDR Center of the Rockies

Brookside Physical Therapy

thriveMD

Guidelight Health

Illuma Advanced Aesthetics

Norris Mental Health Center

All About Healing

## 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

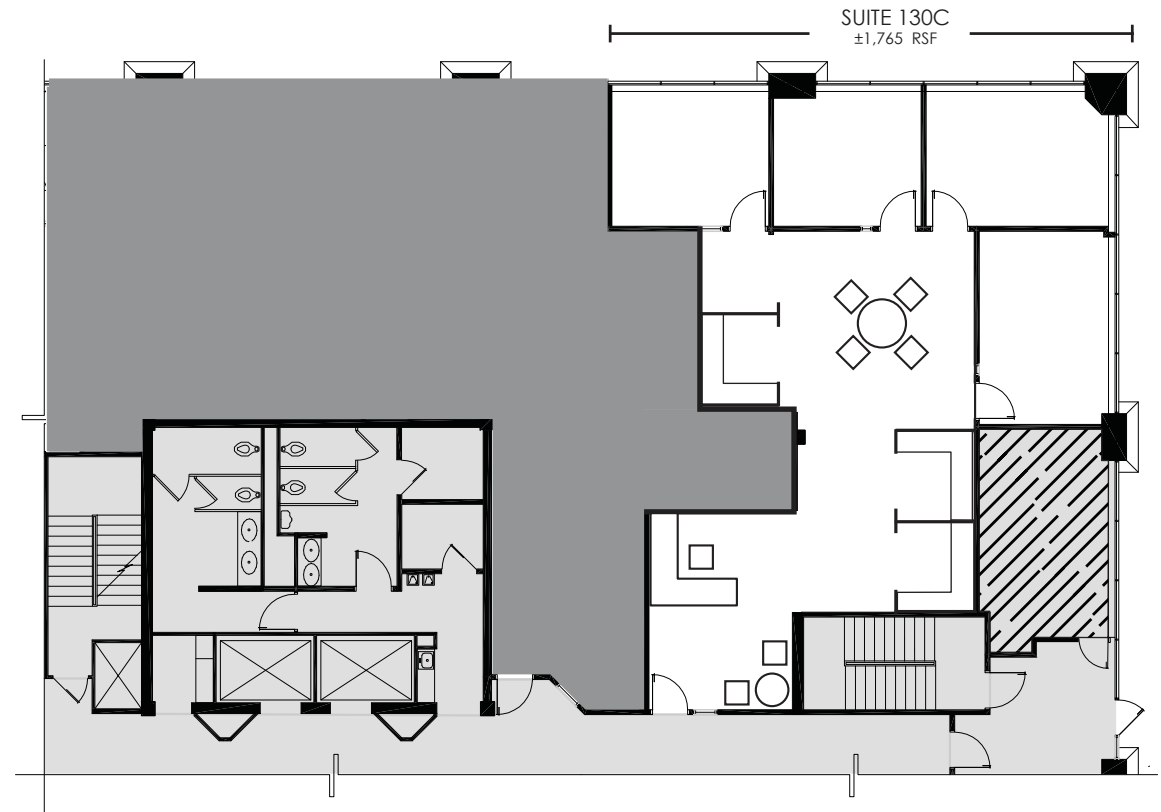


## SUITE 130C - 1,765 - 2,013 RSF

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 225C - 2,642 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.

## SUITE 250C - 2,606 RSF

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

**CONTIGUOUS TO 5,248 RSF; DIVISIBLE TO 2,606 RSF**

