


QUEBEC CENTRE

7340, 7400 & 7430 EAST CALEY AVENUE
CENTENNIAL, CO



BUILDING FEATURES

 24-hour HVAC available;
individually zoned by floor
24-hour key-card access


 Telecommunications providers:
Comcast, Century Link and
XO Communications



 Western views


 Two elevators per building
Fully sprinklered interiors
Upgraded common areas


 Common Conference Room

 H.U.M.A.N Healthy Micro-Market
NOW OPEN



 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

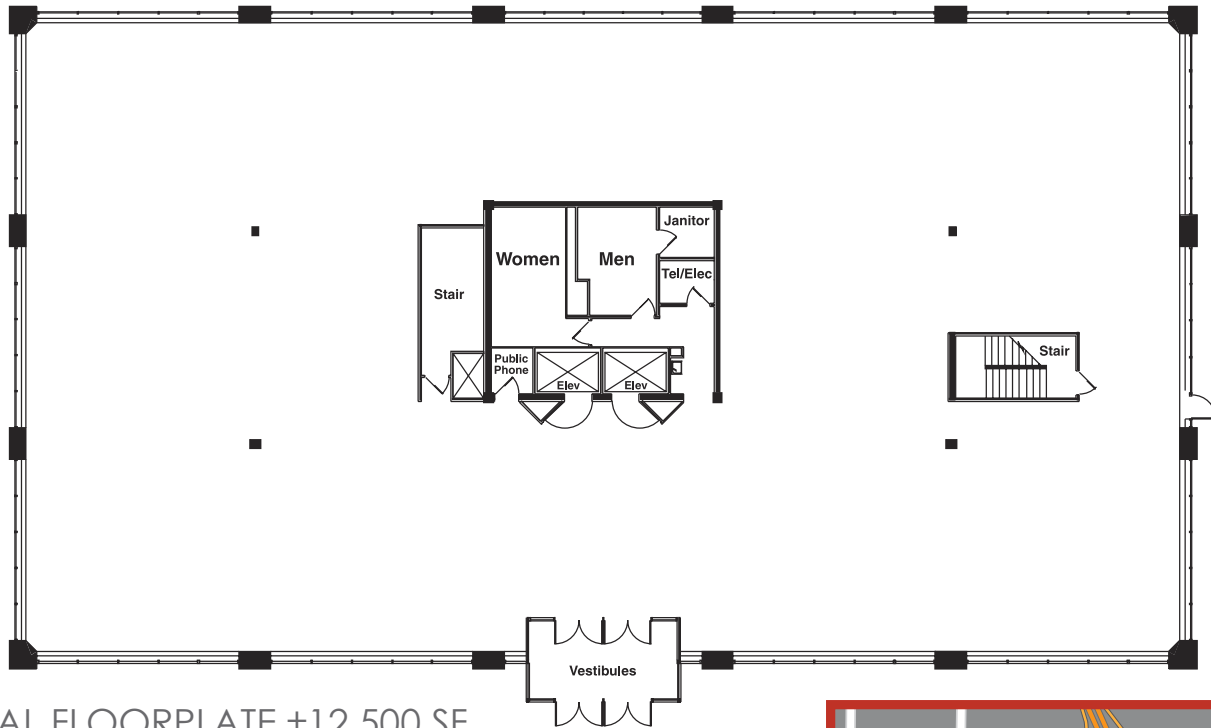
1777 SOUTH BELLAIRE STREET | SUITE G-105
DENVER, CO 80222

WWW.COLOCOMM.COM

QUEBEC CENTRE

7340, 7400 & 7430 EAST CALEY AVENUE
CENTENNIAL, CO

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



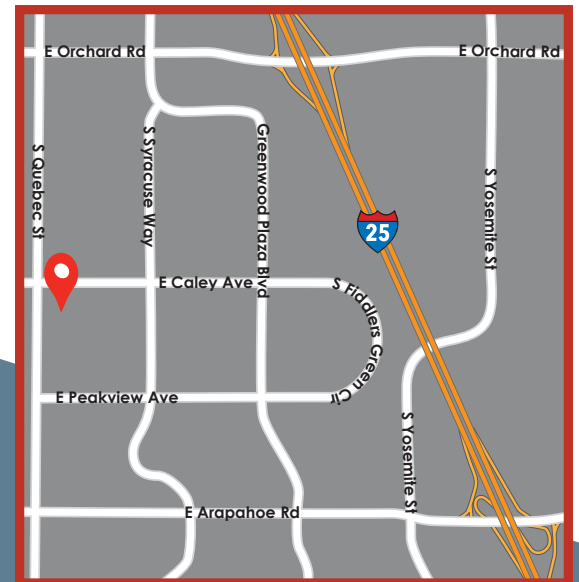
TYPICAL FLOORPLATE ±12,500 SF

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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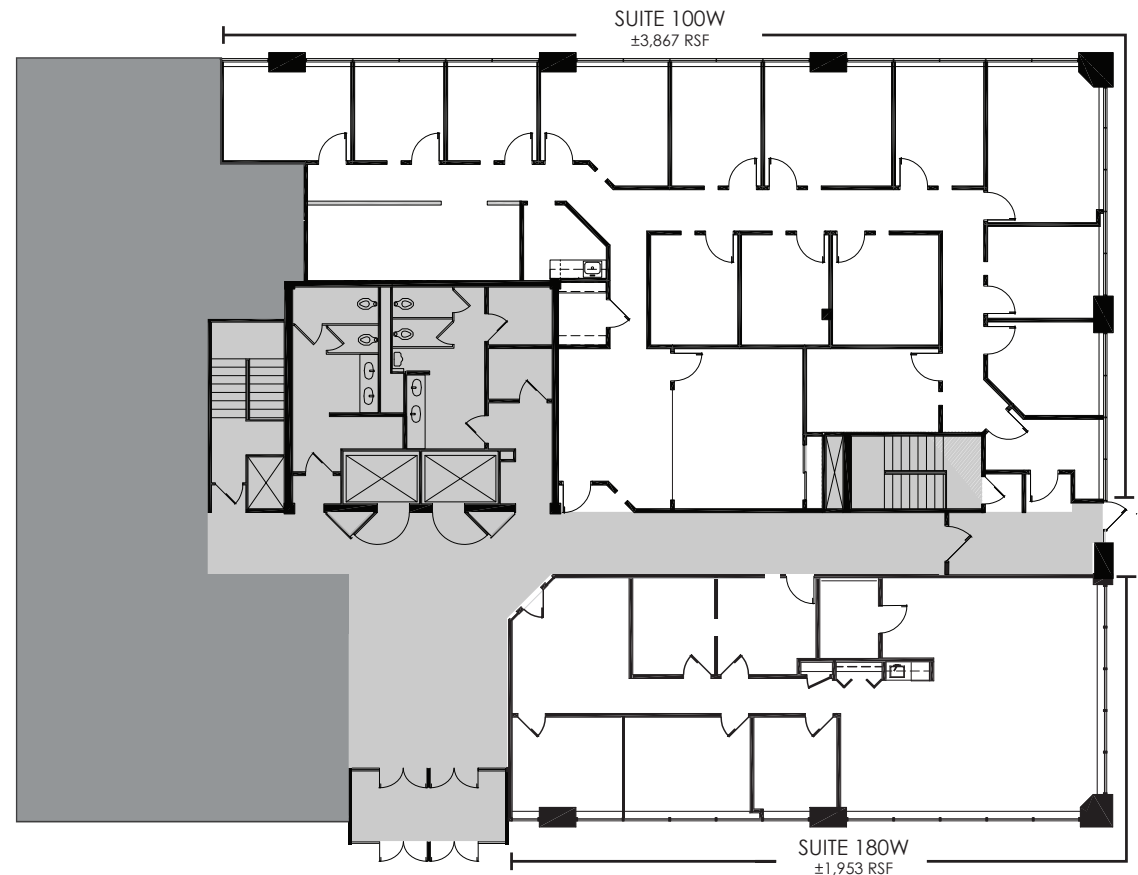
WWW.COLOCOMM.COM

SUITE 100W - 3,867 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, conference room,
work room, kitchen, ten private offices
on the glass, four interior offices and
storage. Excellent lobby identity.

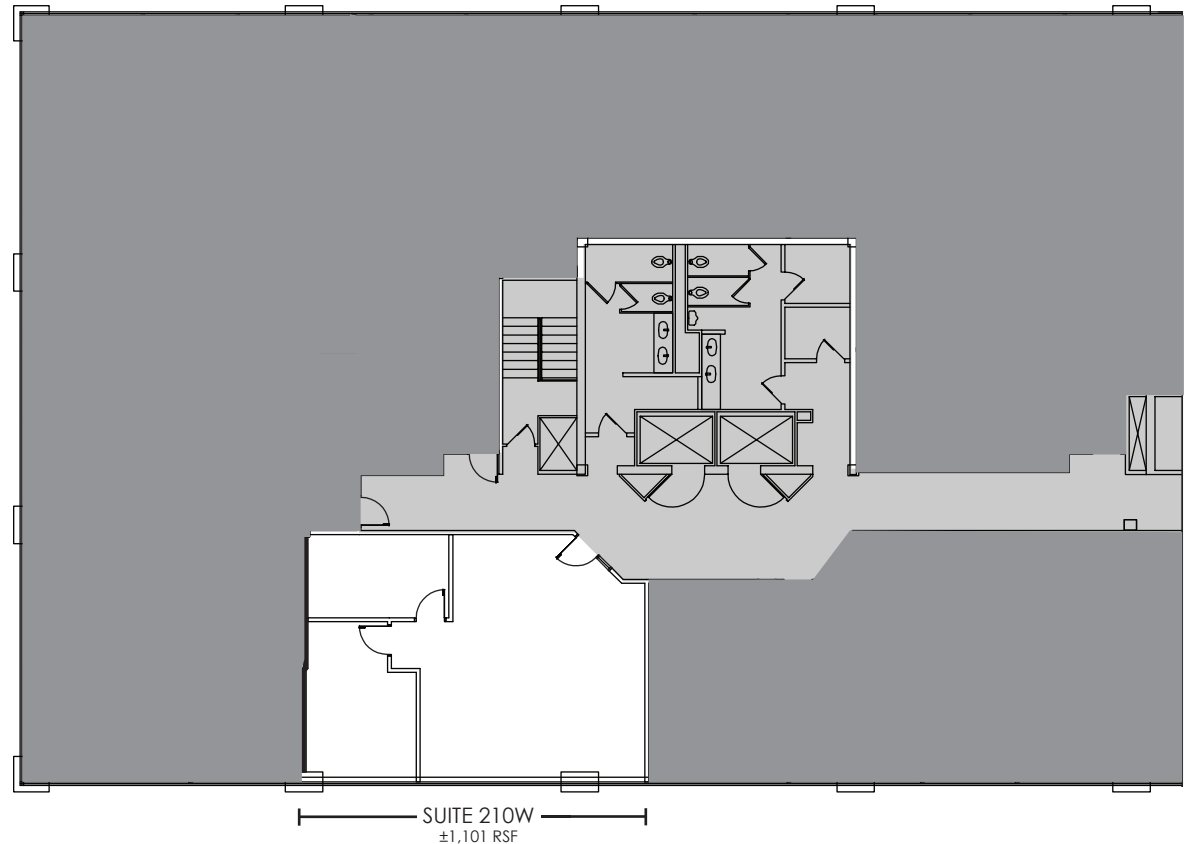
SUITE 180W - 1,953 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, two interior private
offices, two private offices on the
glass, conference room, work room,
kitchen area, storage and open area.
Excellent lobby identity.



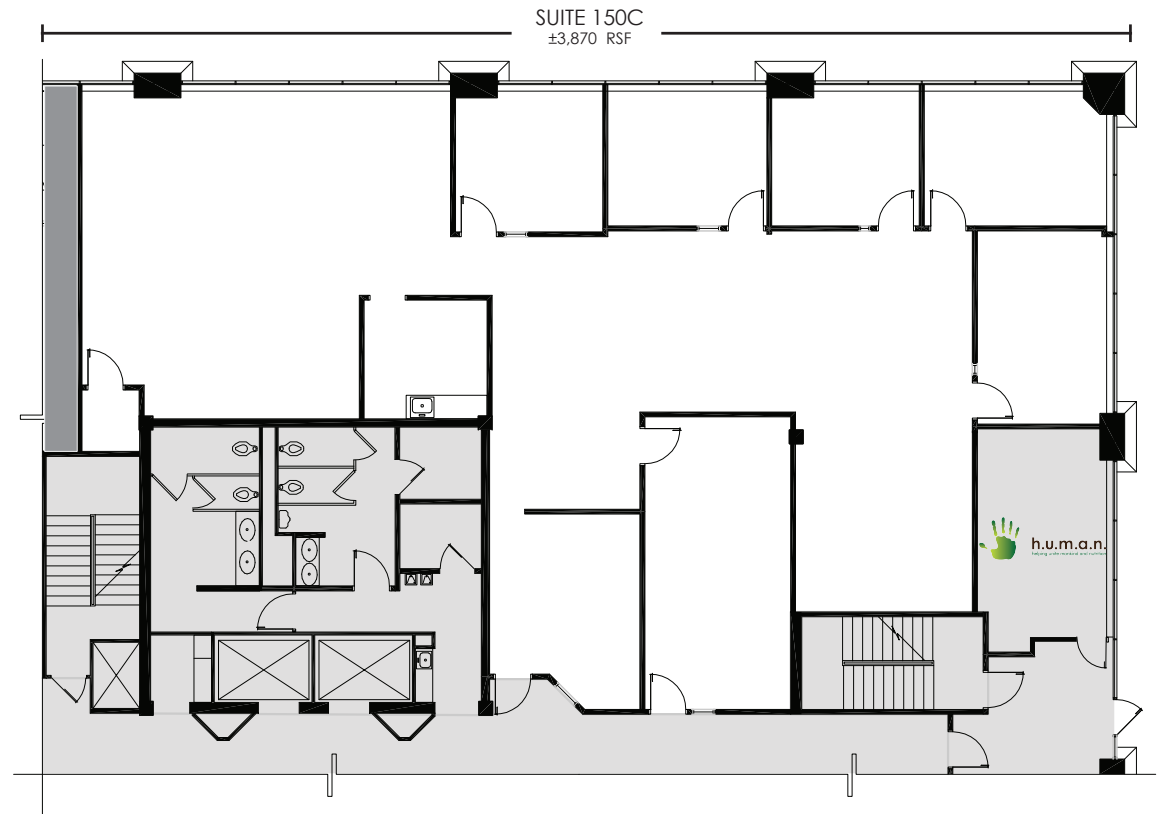
SUITE 210W - 1,101 RSF

Available: Immediately
Rate: YR 1: \$21.00 - \$22.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, two private offices
and open area.



SUITE 150C - 3,870 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, training room, open
bullpen, five private offices on the
glass, kitchen and IT closet.



h.u.m.a.n.
helping unite mankind and nutrition

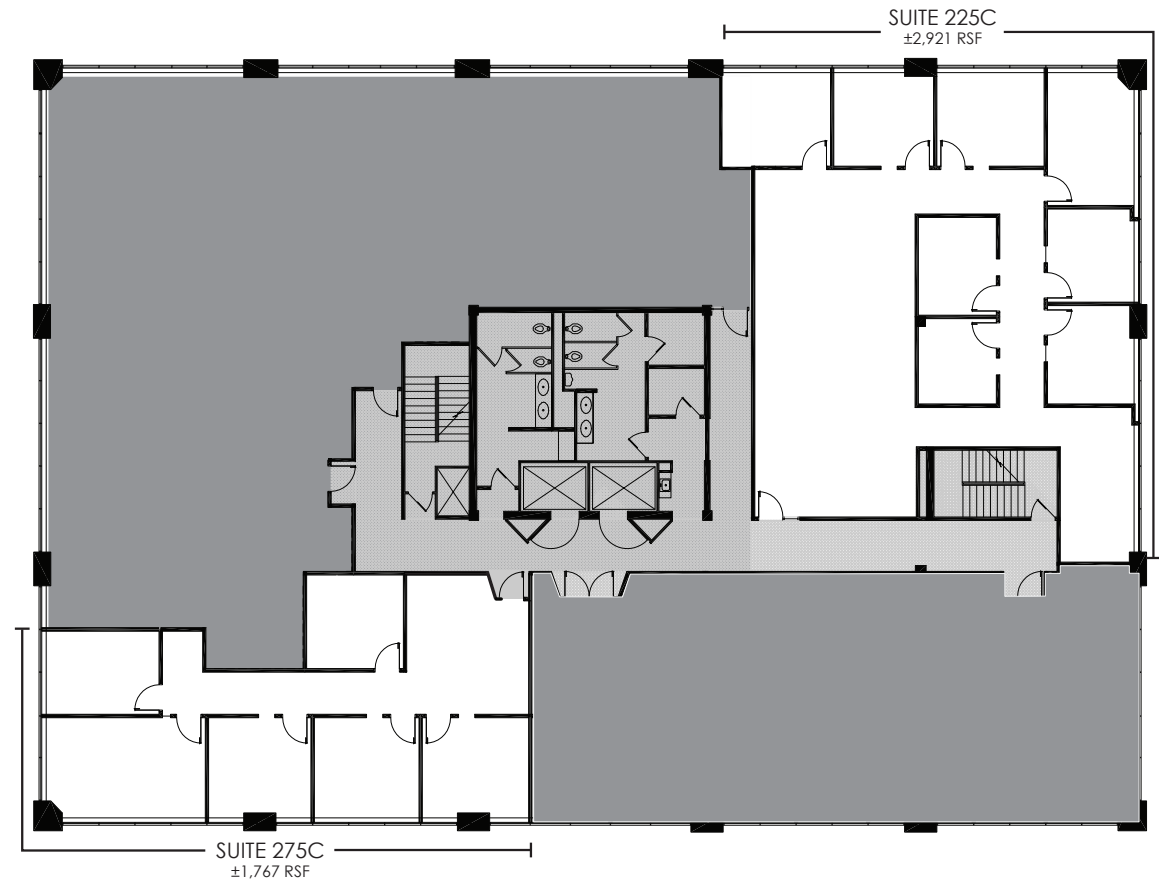
H.U.M.A.N Healthy Micro-Market
Tenant Lounge

SUITE 225C - 2,921 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, six private offices on the glass, two interior offices, and area for future kitchen.

SUITE 275C - 1,767 RSF

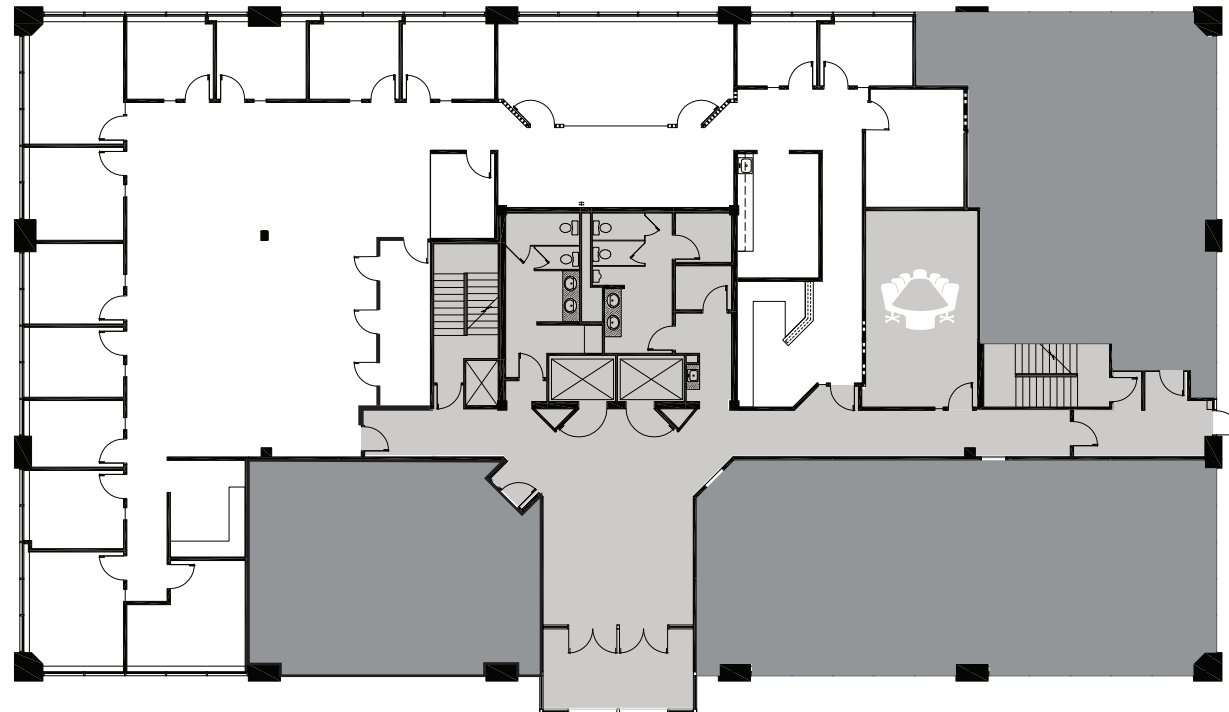
Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, five private offices on the glass and one interior work room. Spec suite ready for occupancy!



SUITE 120E - 6,193 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area with built-in counter,
kitchen, IT room, storage, large
conference room, twelve offices on
the glass, two huddle rooms on the
glass, work room and open bullpen.
Building lobby identity and upgraded
finishes!

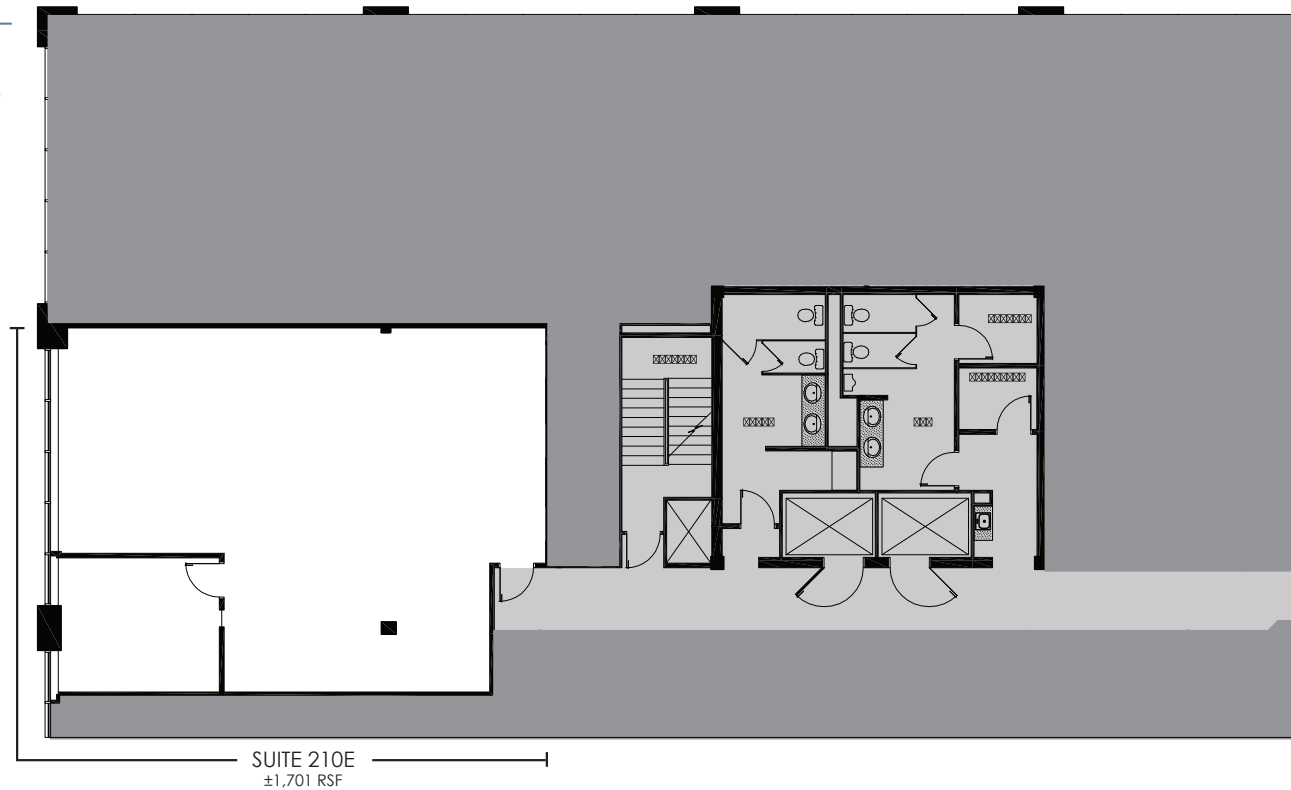
***Divisible to ±2,200 RSF**



Common Conference Room

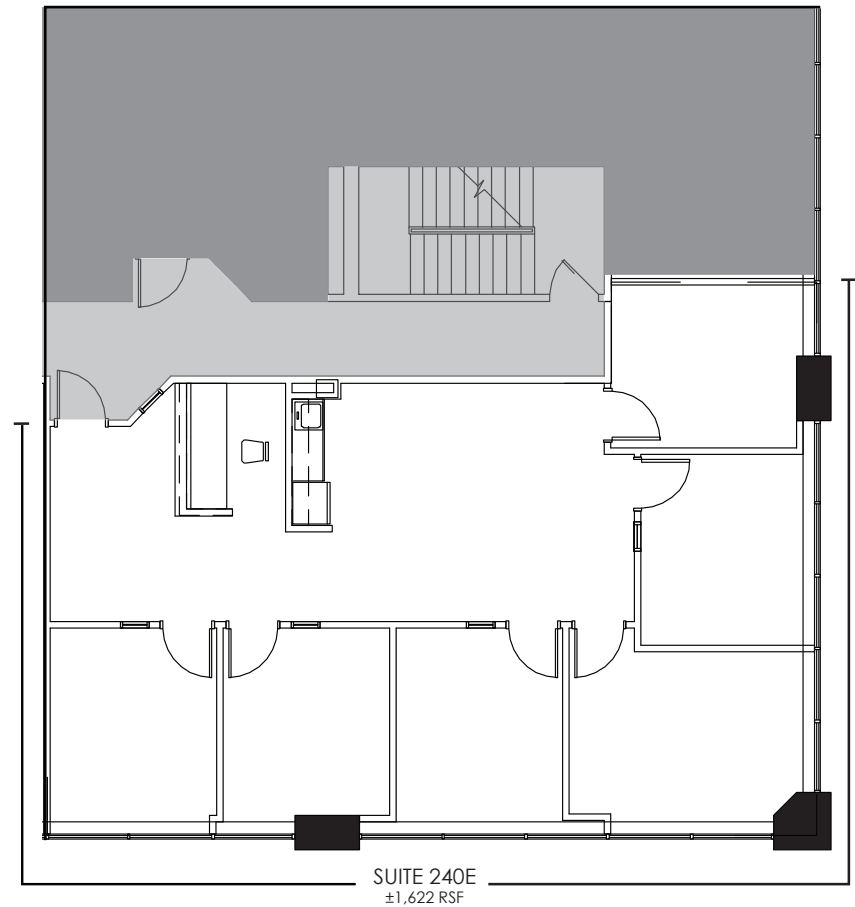
SUITE 210E - 1,701 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: One private office on the glass,
open area



SUITE 240E - 1,622 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, five private offices
on the glass, conference room and
work area



SUITE 315E - 1,620 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$21.50/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, four offices on the glass and open area

SUITE 350E - 3,213 RSF

Available: Immediately
Rate: YR 1: \$19.00 - \$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!

