

# 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



Grab-N-Go 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

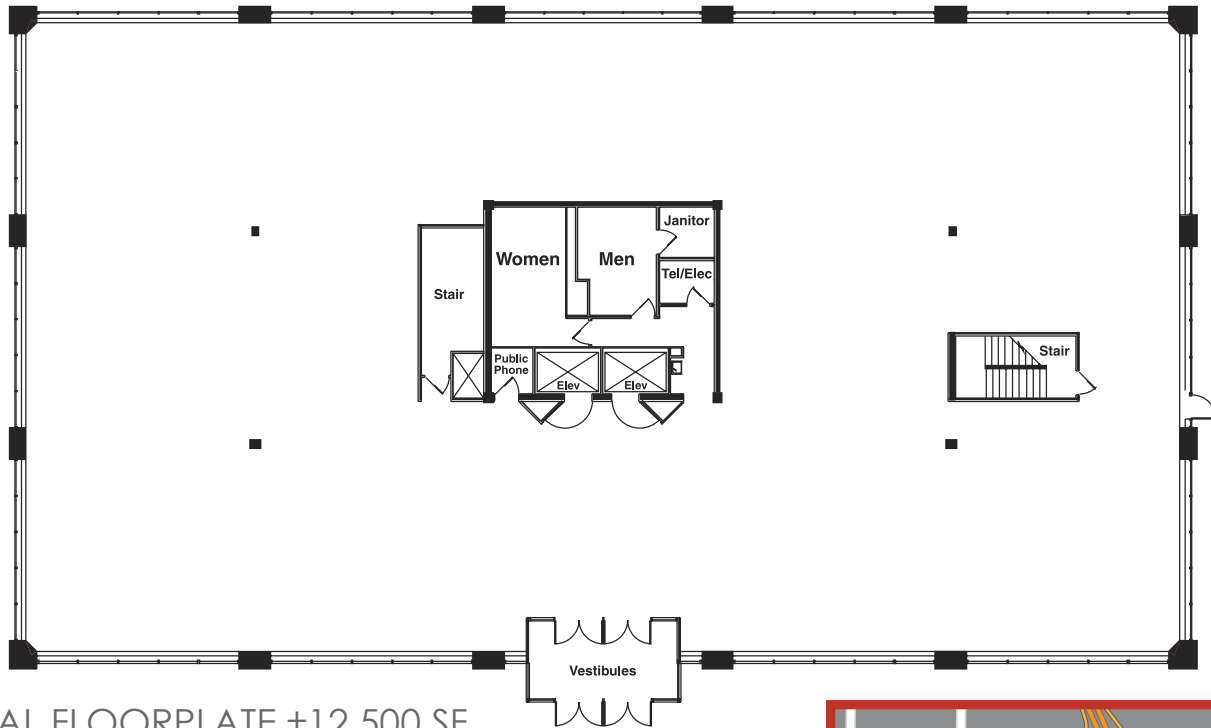
1777 SOUTH BELLAIRE STREET | SUITE G-105  
DENVER, CO 80222

WWW.COLOCOMM.COM

# QUEBEC CENTRE

7340, 7400 & 7430 EAST CALEY AVENUE  
CENTENNIAL, CO

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



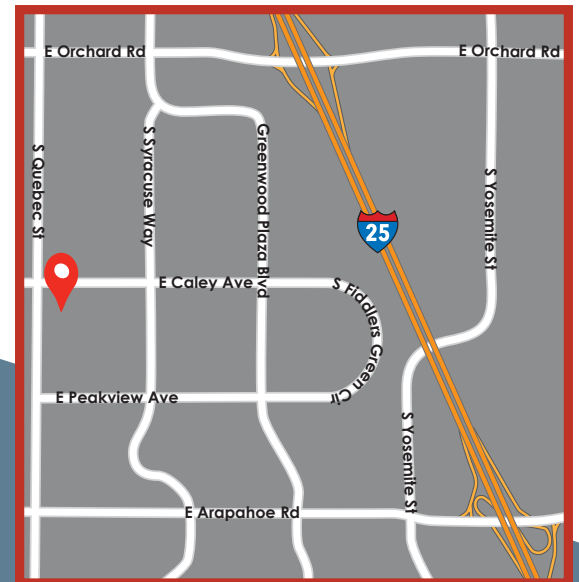
TYPICAL FLOORPLATE ±12,500 SF

## 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



NATASHA FELTEN  
NFELTEN@COLOCOMM.COM

303.327.5800

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

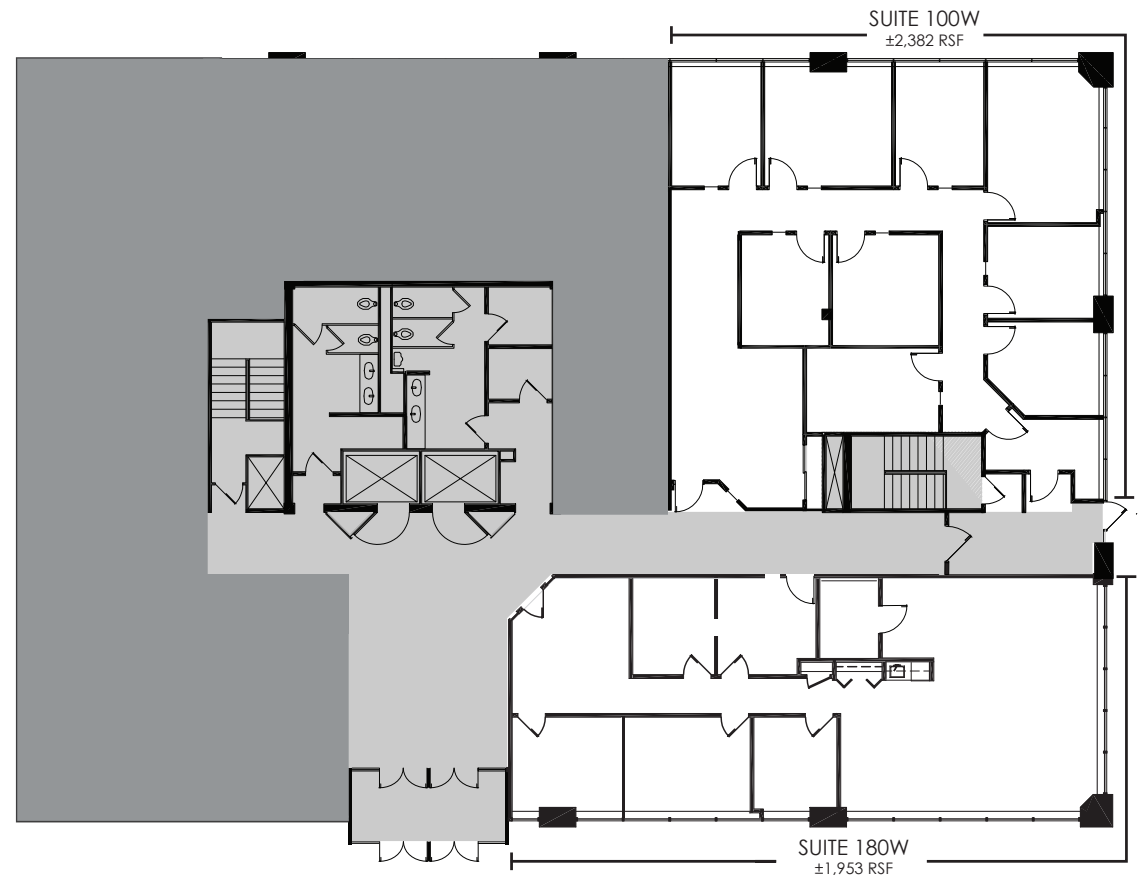
WWW.COLOCOMM.COM

## SUITE 100W - 2,382 RSF

Available: Immediately  
Rate: YR 1: \$20.00 - \$21.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Reception area, conference room,  
five private offices on the glass, three  
interior offices and storage.  
Excellent lobby identity.

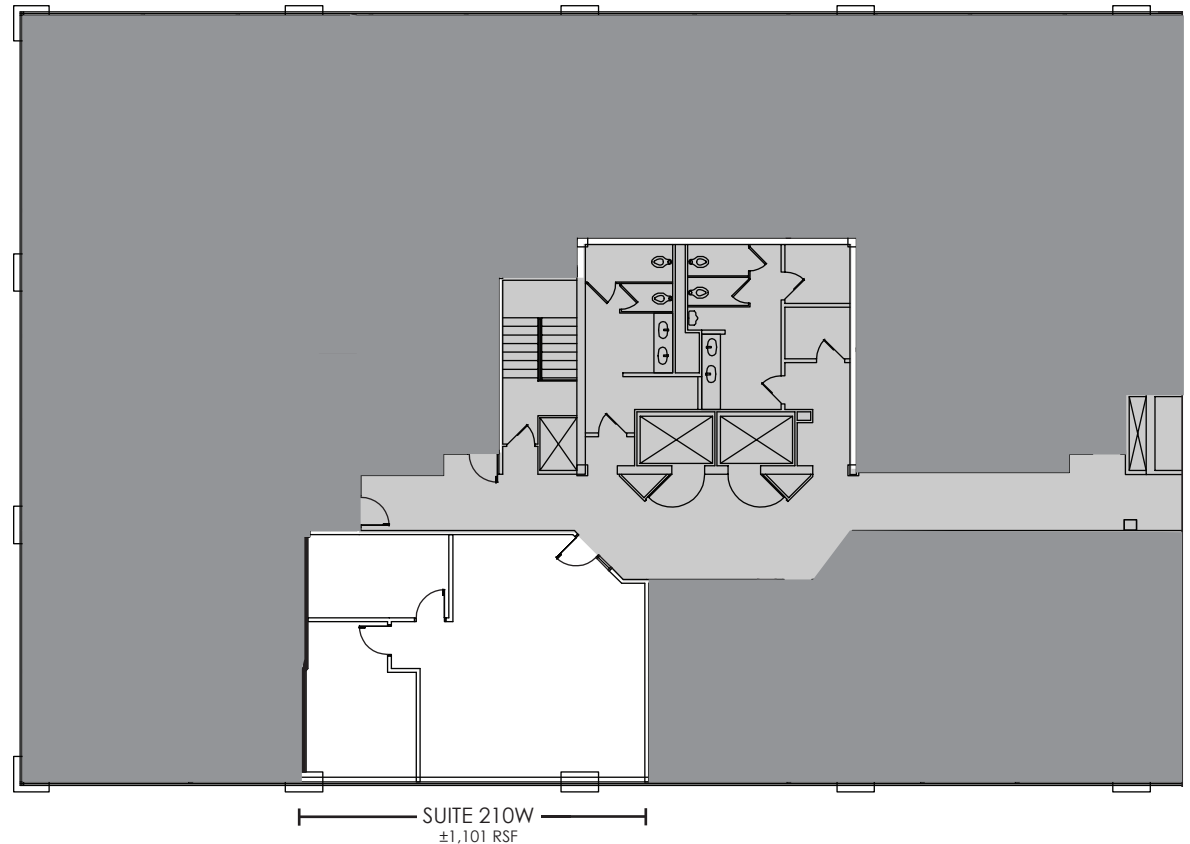
## SUITE 180W - 1,953 RSF

Available: Immediately  
Rate: YR 1: \$20.00 - \$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.



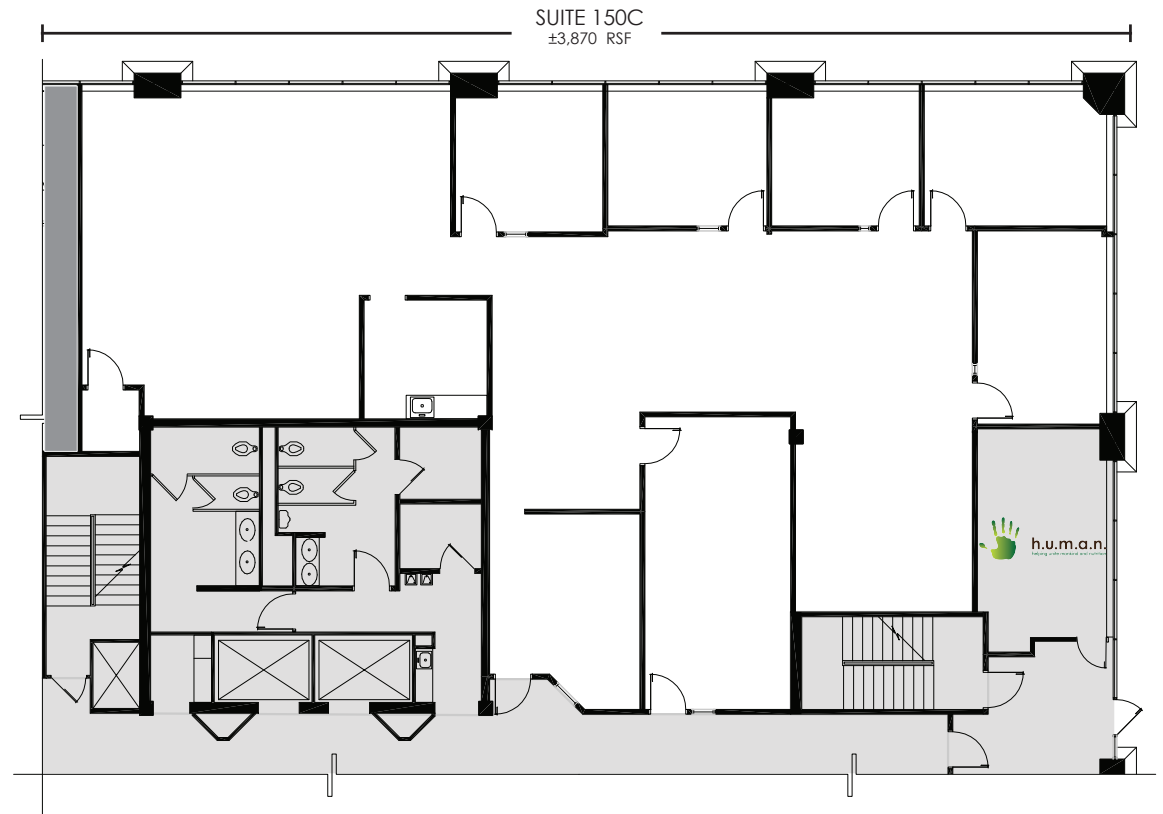
## SUITE 210W - 1,101 RSF

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

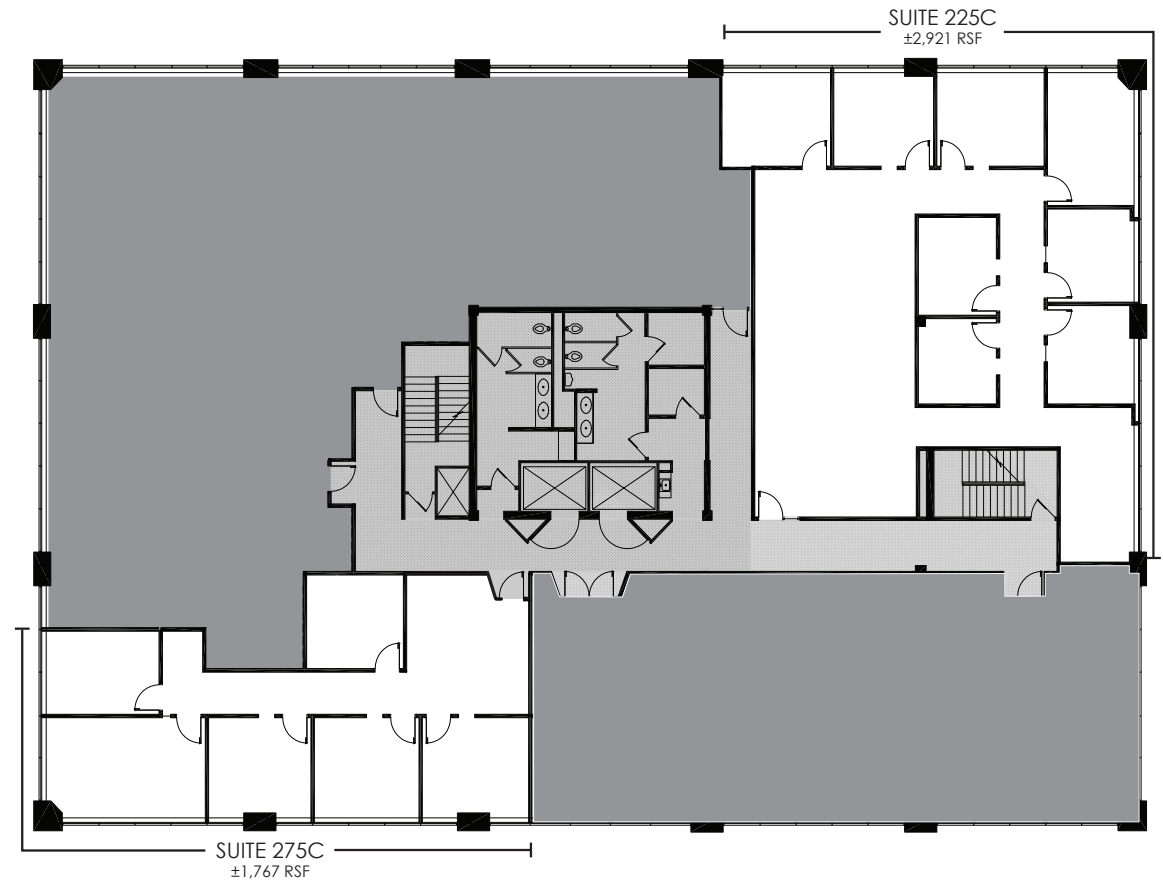
Grab-N-Go Market  
Tenant Lounge

## 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

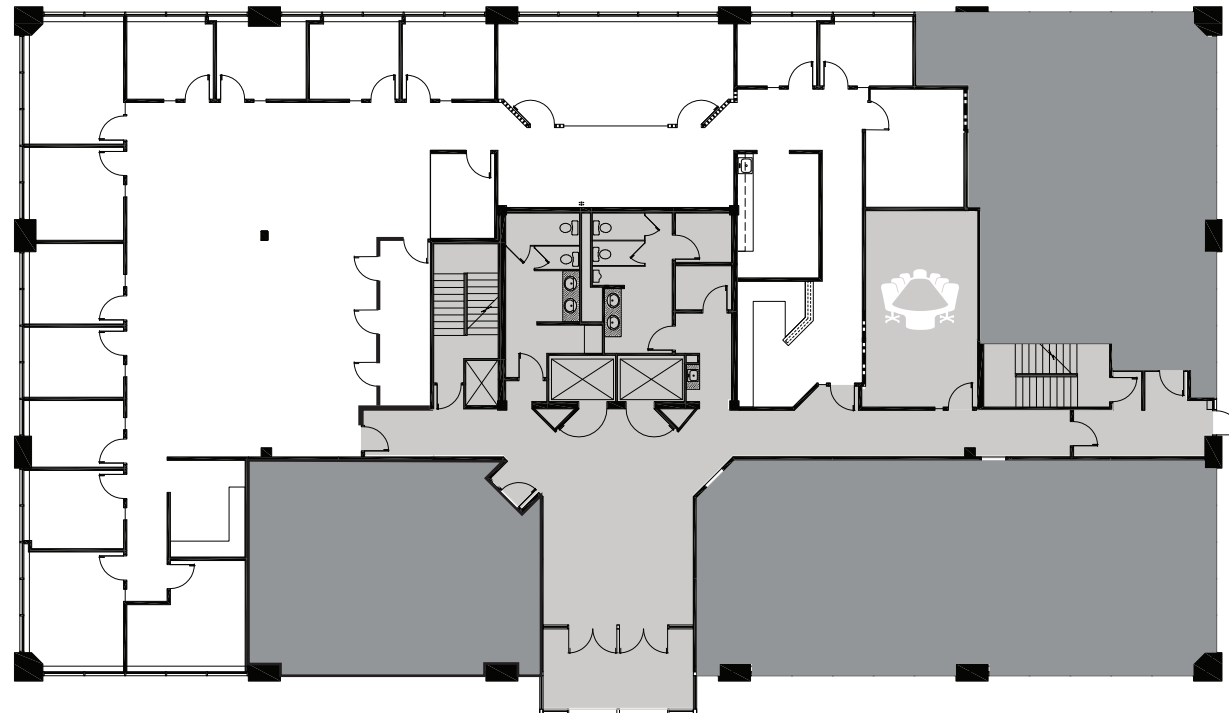
Available: Immediately  
Rate: YR 1: \$20.00 - \$21.50/RSF FSG, "As Is"  
Subject to Annual Escalations  
Buildout: Reception area, five private offices on the glass and one interior work room. Spec suite ready for occupancy!



## SUITE 120E - 6,193 RSF

Available: Immediately  
Rate: YR 1: \$19.00 - \$21.50/RSF FSG  
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!

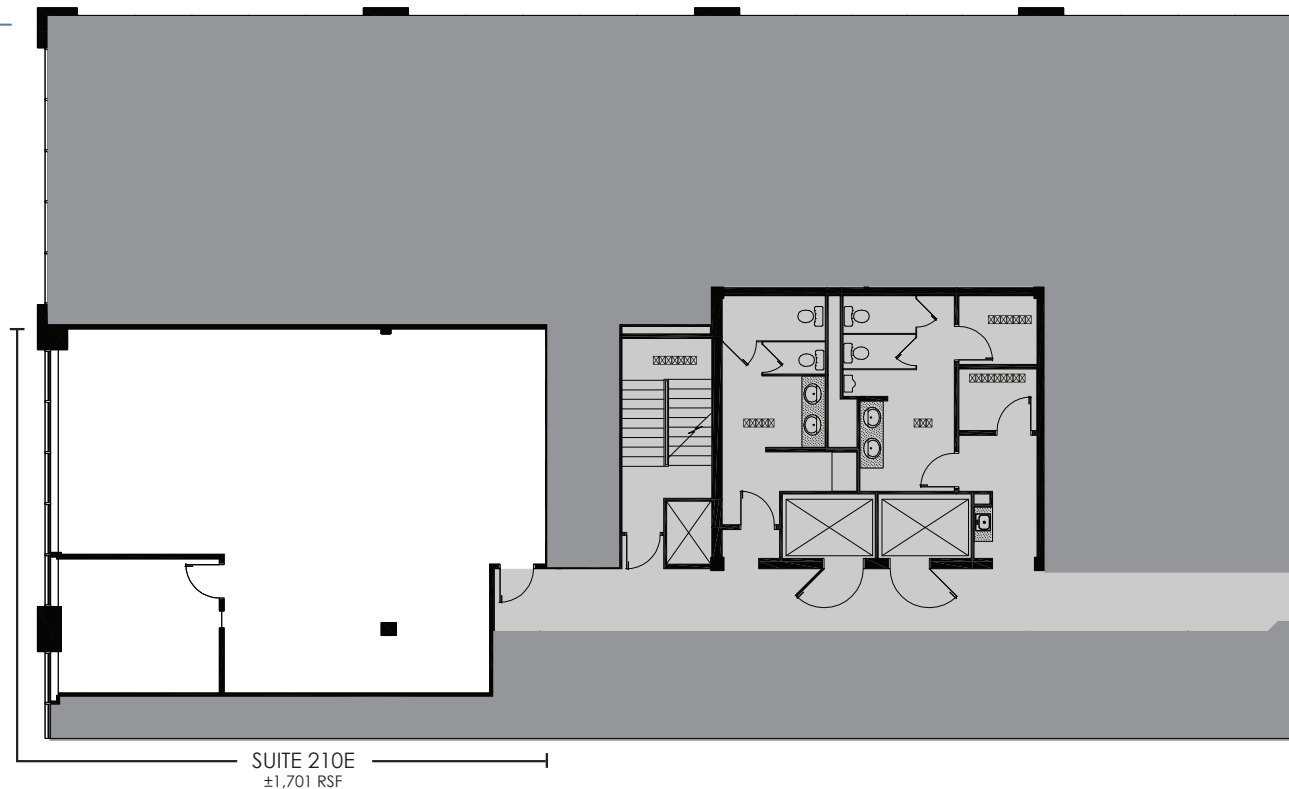
**\*Divisible to ±2,200 RSF**



Common Conference Room

## SUITE 210E - 1,701 RSF

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

