

QUEBEC CENTRE

7340, 7400 & 7430 EAST CALEY AVENUE

FOR LEASE

BUILDING FEATURES

- + 24-hour HVAC available; individually zoned by floor
- + 24-hour key-card access
- + 3.0:1,000 RSF parking ratio
- + Telecommunications providers: Comcast, Century Link and XO Communications
- + Western views
- + On-site USPS, UPS and FedEx overnight boxes
- + Two elevators per building
- + Fully sprinklered interiors
- + On-site engineering and day porter services available
- + Recently upgraded common areas
- + Park-like campus setting



NATASHA FELTEN
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**COLORADO COMMERCIAL
COMPANIES**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

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THREE BUILDING COMPLEX

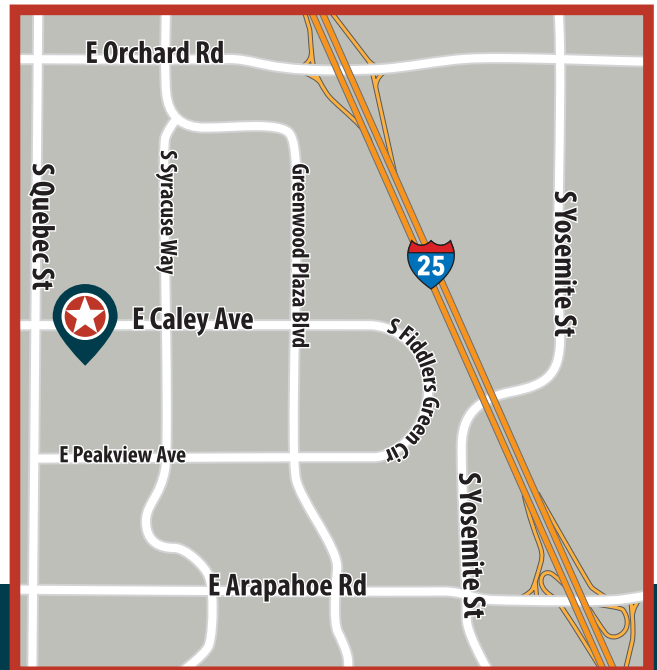
106,865 total square feet

Each building approximately 35,600 RSF



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 and service providers within a one mile radius



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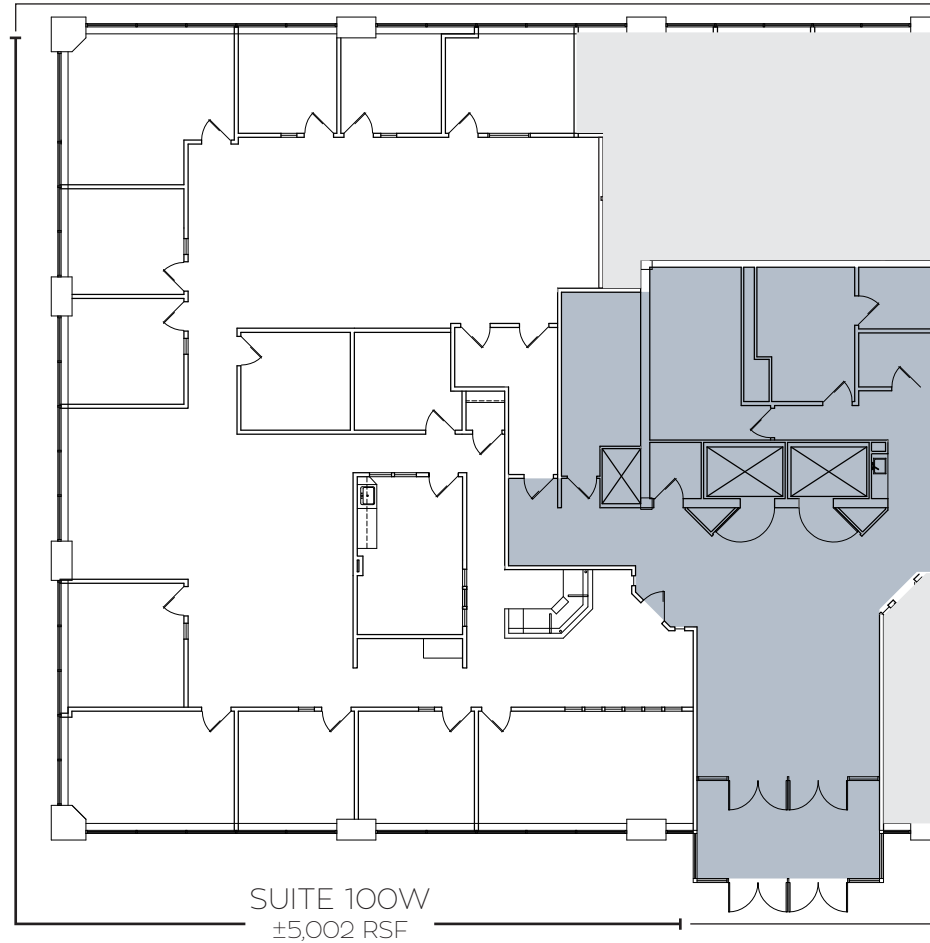
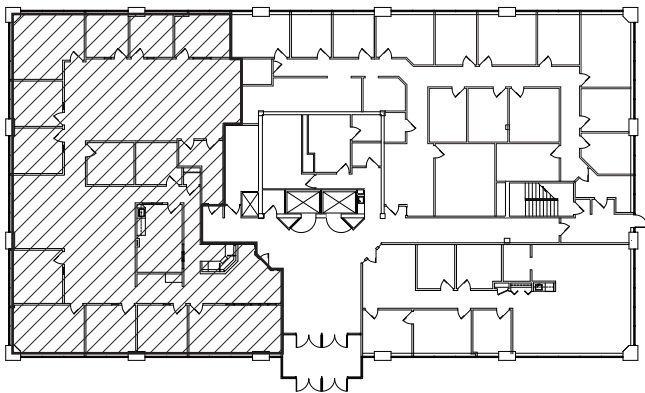
SUITE 100W

Size: ±5,002 RSF

Available: Immediately

Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Reception area, conference room, ten offices on the glass, one interior office, kitchenette, storage, IT room, and open area.



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SUITE 240W

Size: ±2,068 RSF*

Available: Immediately

Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Reception area, conference room, three offices on the glass, one interior office, kitchenette, storage, and open area

SUITE 215W

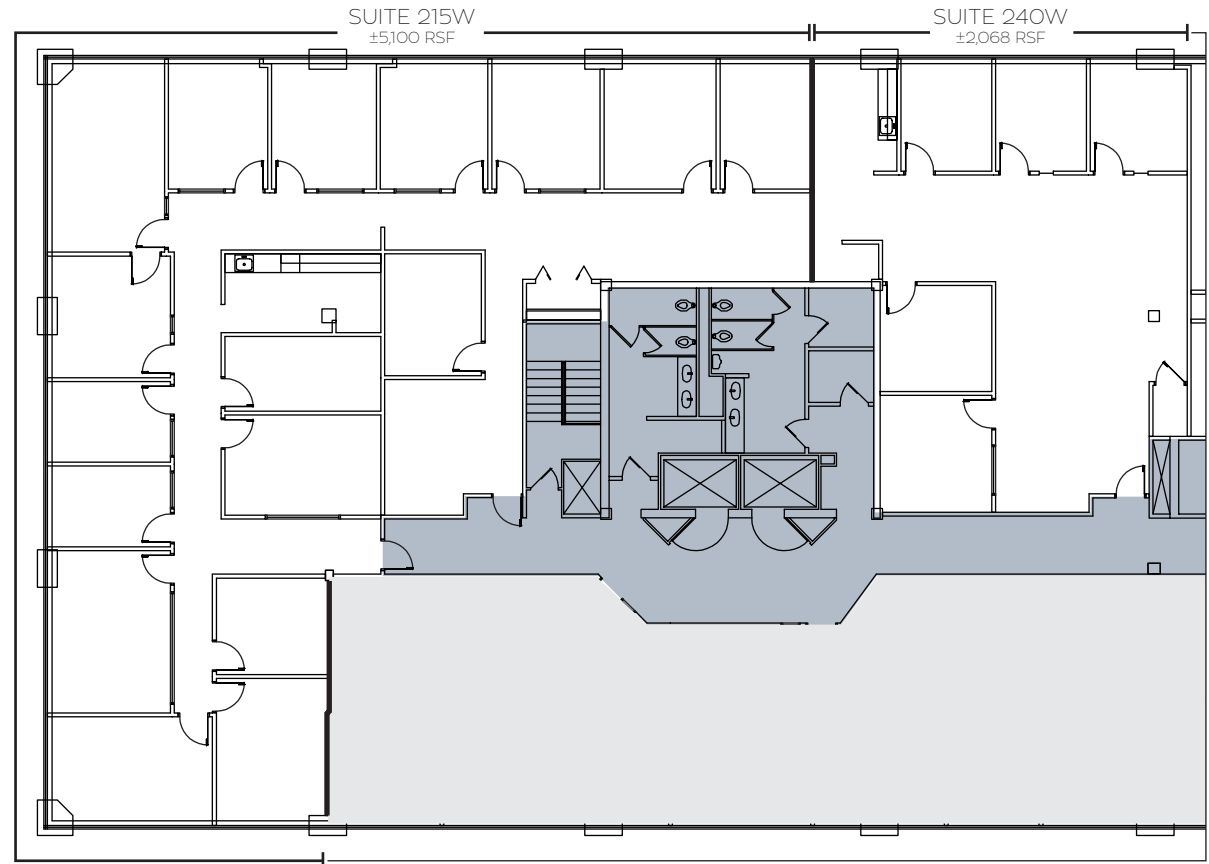
Size: ±5,100 RSF*

Available: Immediately

Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations

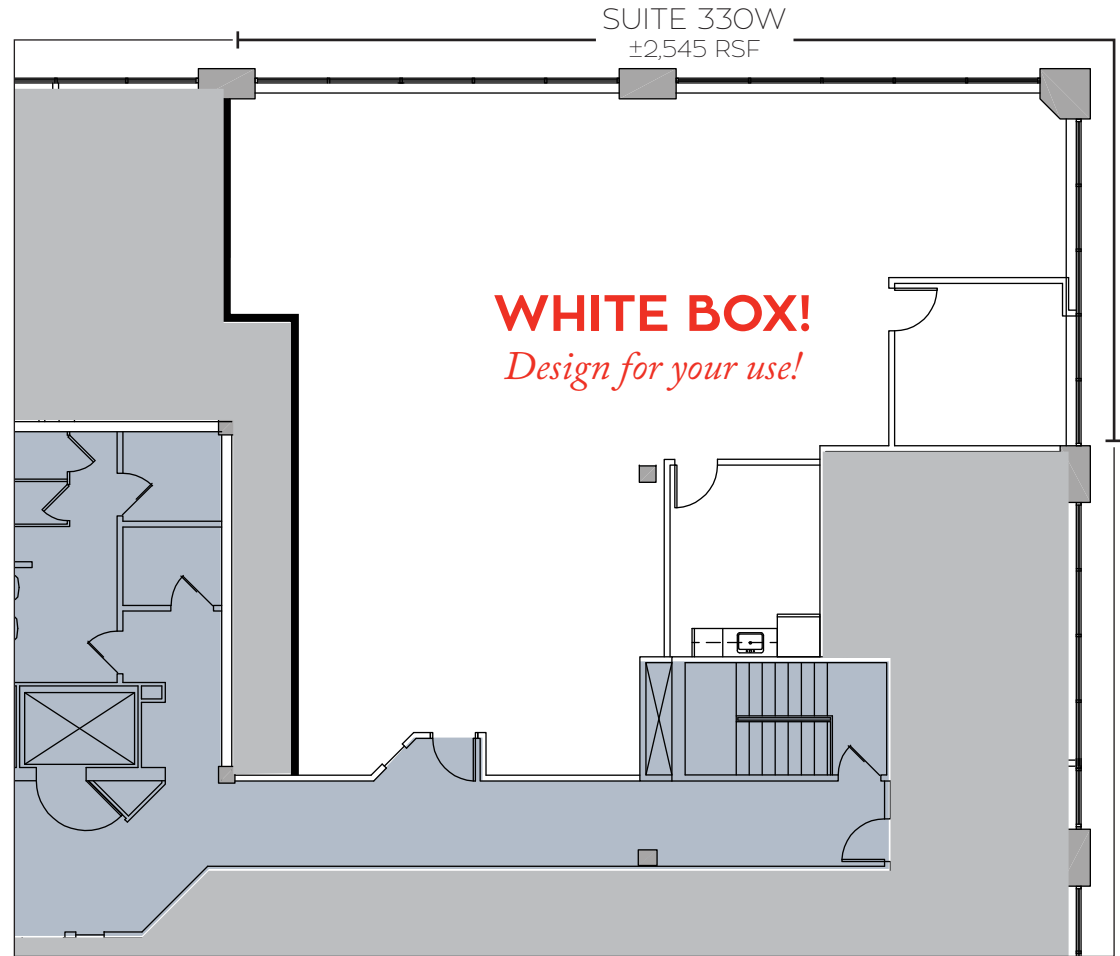
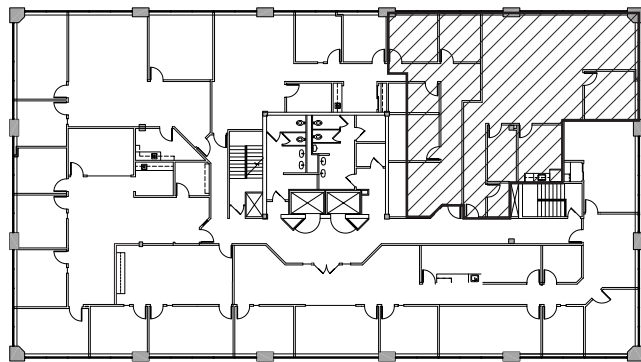
Buildout: Reception area, two conference rooms, 12 private offices on the glass, kitchenette, IT room, and open space. Fabulous corner suite!

**Contiguous for 7,168 RSF*



SUITE 330W

Size: ±2,545 RSF
Available: Immediately
Rate: YR 1: \$19.00 - \$20.00/RSF FSG
Subject to Annual Escalations
Buildout: One private office on the glass, kitchenette, and open area



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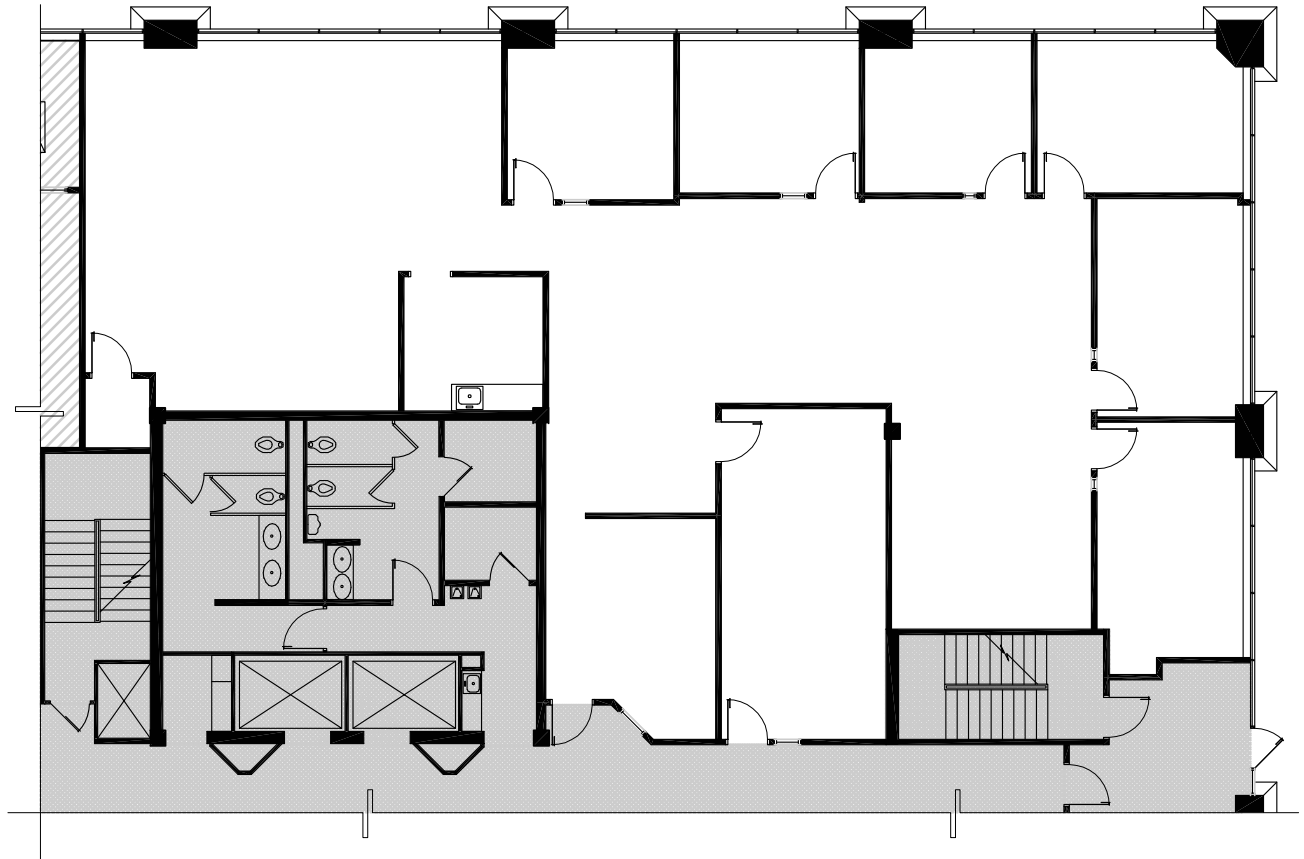
SUITE 150C

Size: ±4,118 RSF*

Available: Immediately

Rate: YR 1: \$19.00-\$20.00/RSF FSG
Subject to Annual Escalations

Buildout: Reception area, conference room, open
bullpen, 6 private offices on the glass,
kitchen, IT closet



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SUITE 200C

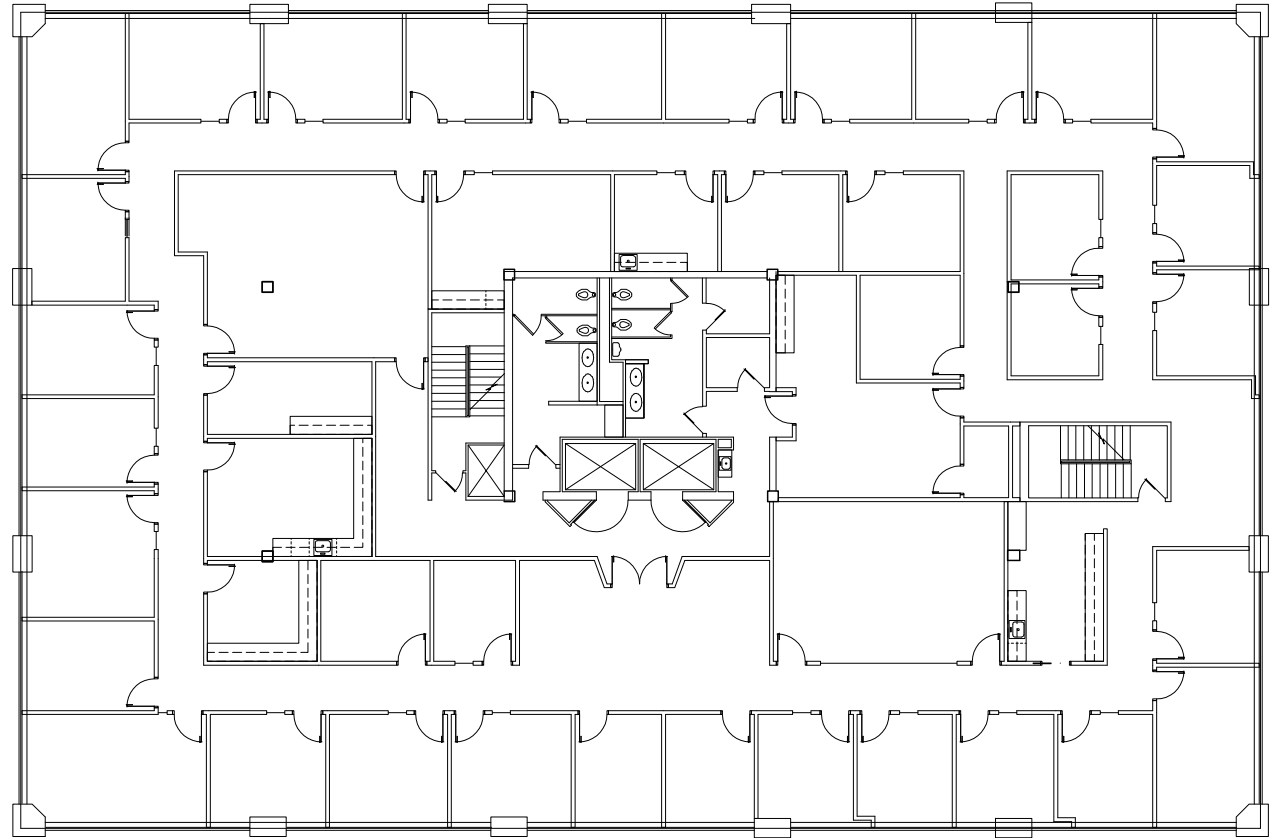
Size: ±12,176 RSF*

Available: 2/1/2018

Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Reception area, 29 offices on the glass, 6 interior offices, large conference room, medium conference room, two break areas, kitchen, two copy/work rooms, file rooms with structural enhancements, server/IT room, and storage

**Divisible to 4,000 RSF*



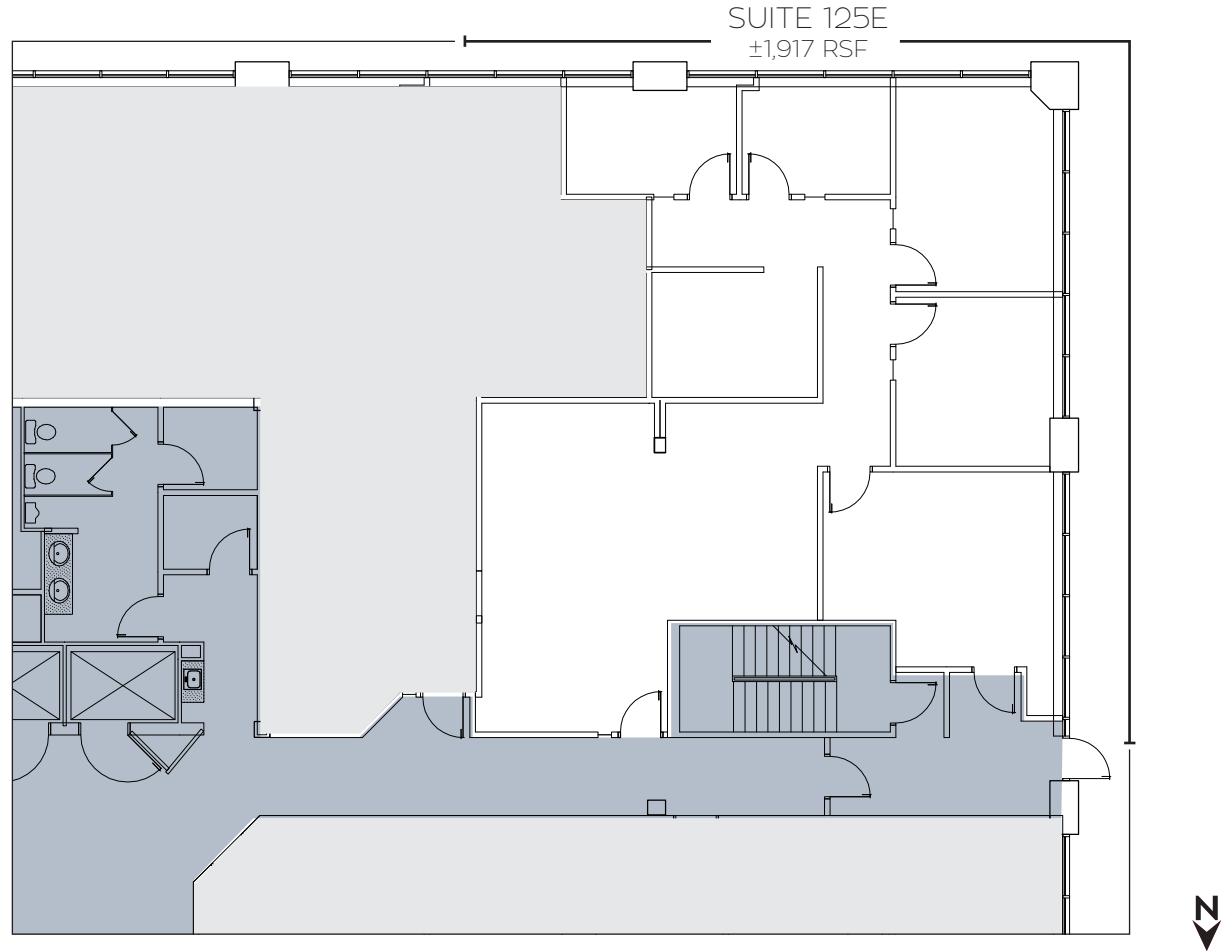
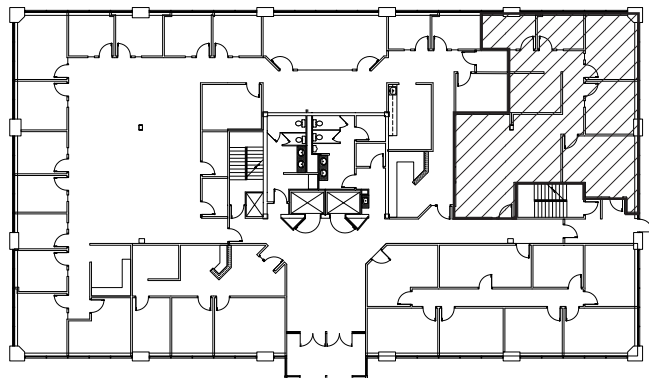
SUITE 125E

Size: ±1,917 RSF

Available: 11/1/2017

Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Reception area, 4 offices on the glass, conference room, and kitchen



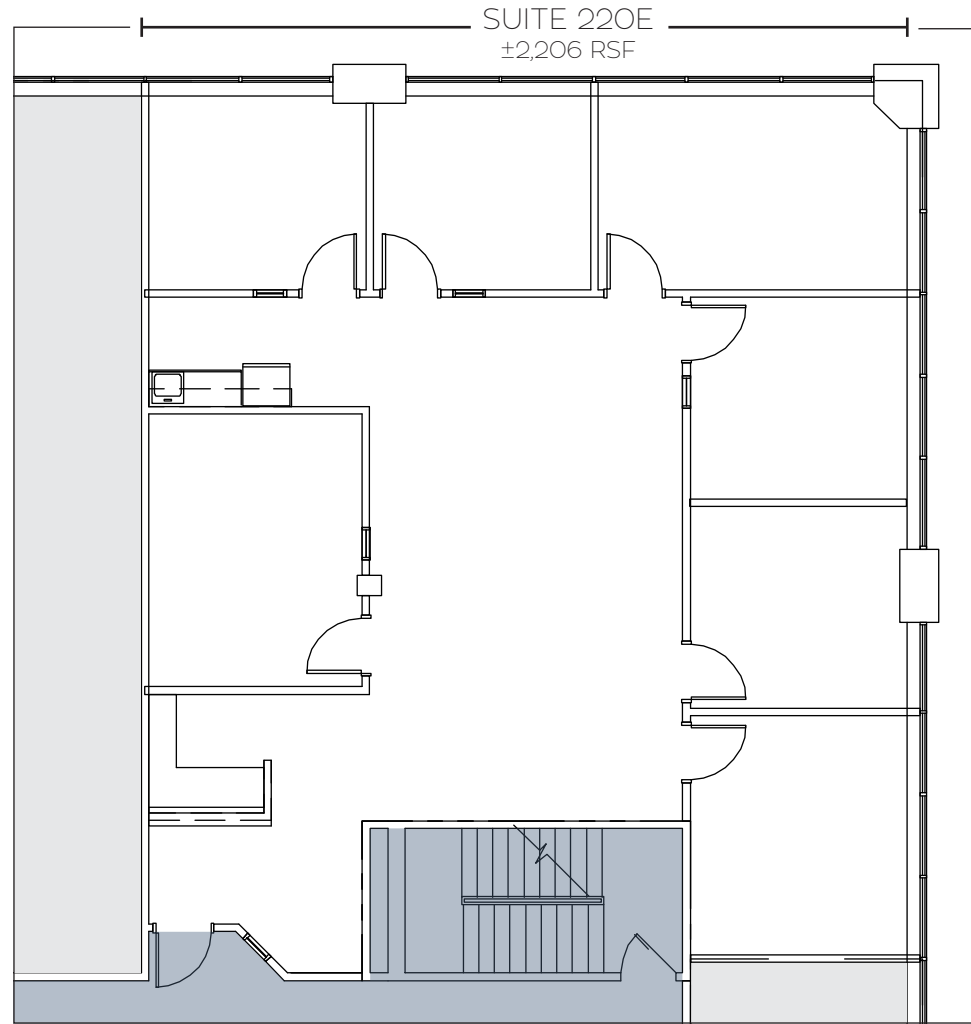
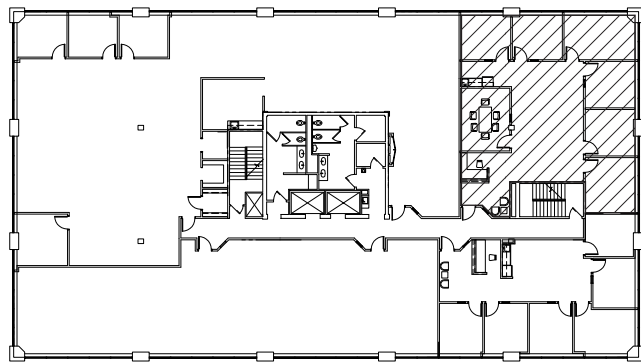
SUITE 220E

Size: ±2,206 RSF

Available: Immediately

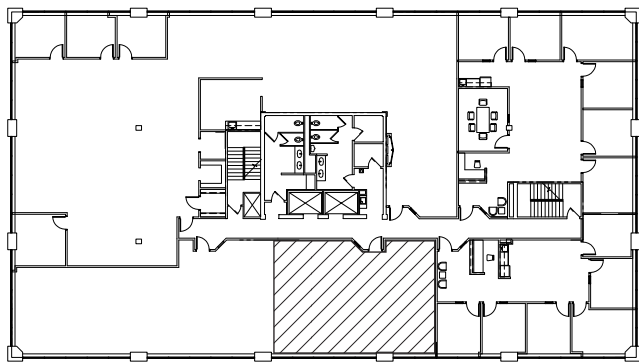
Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Reception area, six offices on the glass, conference room, kitchen area, and open area



SUITE 260E

Size: ±1,272 RSF
Available: 30-60 Days
Rate: YR 1: \$19.00 - \$20.00/RSF FSG
Subject to Annual Escalations
Buildout: Build to Suit



SUITE 350E

Size: ±3,661 RSF
Available: Immediately
Rate: YR 1: \$19.00 - \$20.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Eight private offices on the glass, kitchen and open area

