



Colliers

For Lease

Office/Warehouse

Highlights

- › Located in Unincorporated Arapahoe County (Favorable Sales Tax Rate)
- › Brand New Office Finish
- › Fenced/Gated Parking Recently Completed
- › Drive-In Loading
- › Excellent Access to Metro Denver & Urban Communities

Contact us:

Landen Shay

720 833 4631
landen.shay@colliers.com

T.J. Smith, SIOR

303 283 4576
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Approximately
1+/- Acre of Additional
Paved Lot/Yard

Fenced/Gated Parking

Monument Signage

3 Months Free Base Rent
On A New 5 Year Signed Lease*

Cherry Creek Business Center

1338 S. Valentia Street, Suite 104-116
Denver, CO 80247

Location: Unincorporated Arapahoe County

Available: Q1 2027

Size: 2,260 - 9,895 SF (Demisable)

Lease Rate: Call Broker

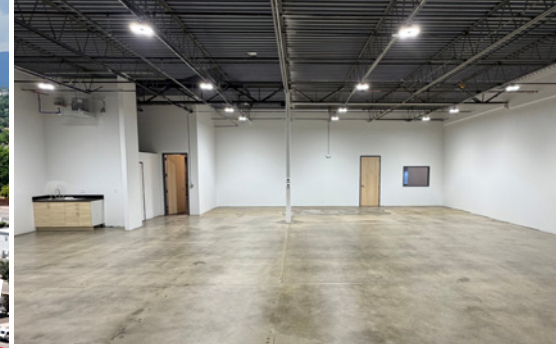
2026 Op. Ex.: \$6.99/SF

Loading: Five (5) Drive-Ins

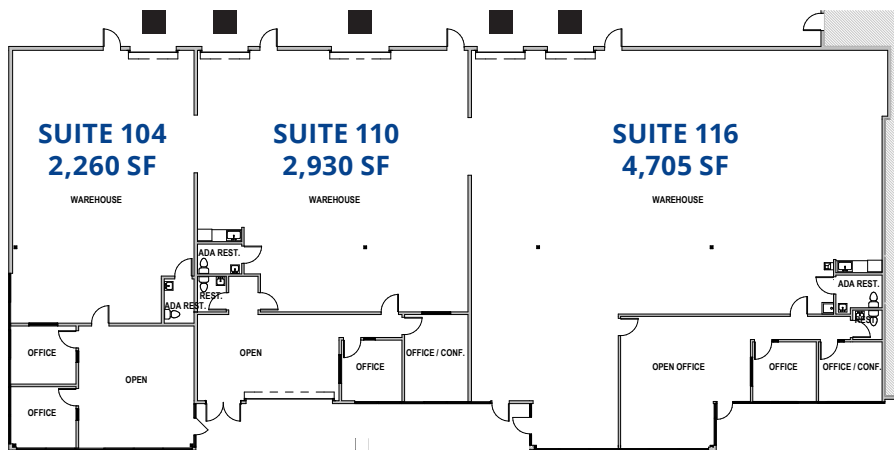
Clear Height: 14'

Pricing, terms, and availability are subject to change and/or withdrawal without notice.

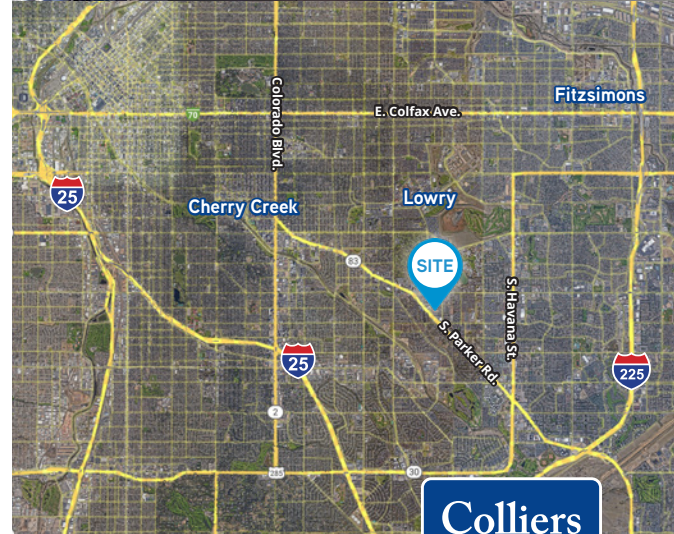
Accelerating success.



1338 S. Valentia Street | Suite 104-116 | 9,895 SF



■ Drive-In



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