



Colliers

For Lease

Office/Warehouse

Highlights

- > Brand New Office Finish
- > Visibility to Parker Road
- > Monument Signage
- > Corporate/Professional Setting
- > Excellent Access to Metro Denver & Urban Communities
- > Fenced/Gated Parking
- > Located in Unincorporated Arapahoe County (Favorable Sales Tax)

Contact us:

Landen Shay

720 833 4631
landen.shay@colliers.com

T.J. Smith, SIOR

303 283 4576
tj.smith@colliers.com

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

Cherry Creek Business Center

1338 S. Valentia Street

Denver, CO 80247

Location: Unincorporated Arapahoe County

Available: 30 Days

Size: 6,101 SF (Est 1,137 SF Warehouse)

Lease Rate: Contact Broker

2026 Op. Ex.: \$6.99/SF

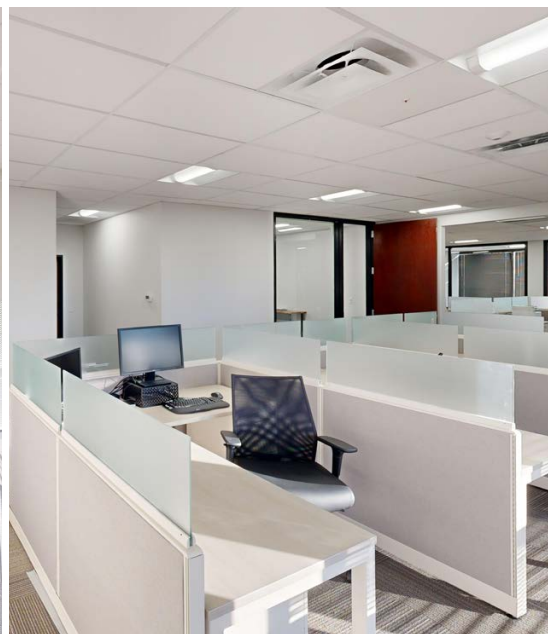
Loading: One (1) Drive-In (10'x12')

Clear Height: 14'

**Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to May 31, 2026.*

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

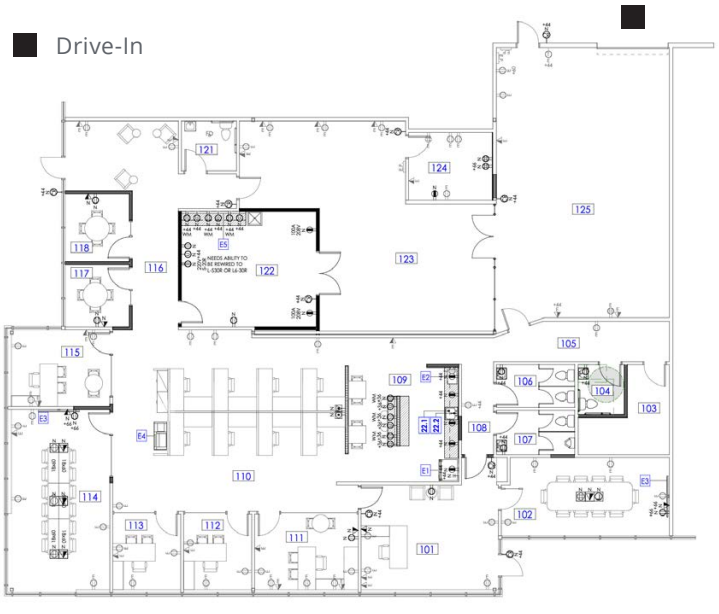
Accelerating success.



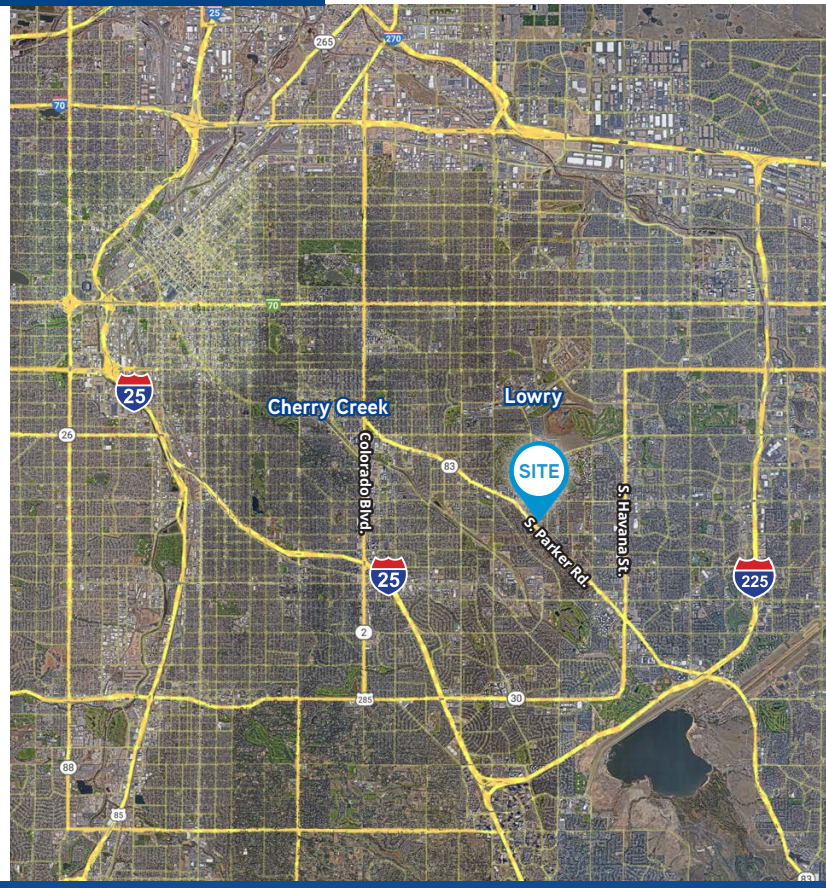




1338 S. Valentia Street | Suite 130 | 6,101 SF



Scan or Click to View the Virtual Tour



Contact us:

Landen Shay
720 833 4631
landen.shay@colliers.com

T.J. Smith, SIOR
303 283 4576
tj.smith@colliers.com

4643 S. Ulster Street, Suite 1000
Denver, CO 80237
P: +1 303 745 5800 | F: +1 303 745 5888
colliers.com/denver



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.