



Colliers

For Lease

Office/Warehouse

Highlights

- › Located in Unincorporated Arapahoe County (Favorable Sales Tax Rate)
- › Brand New Office Finish
- › Fenced/Gated Parking Recently Completed
- › Two (2) Drive-Ins
- › Excellent Access to Metro Denver & Urban Communities

Contact us:

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T.J. Smith, SIOR

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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 180
Denver, CO 80247

Location: Unincorporated Arapahoe County

Available: 6/1/2026

Size: 4,050 SF

Lease Rate: \$12.95/SF NNN

2026 Op. Ex.: \$6.99/SF

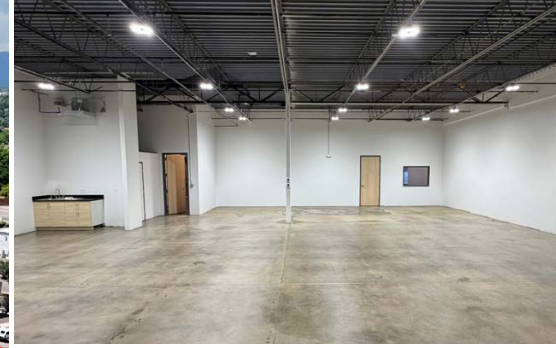
Loading: Two (2) Drive-Ins

Clear Height: 14'

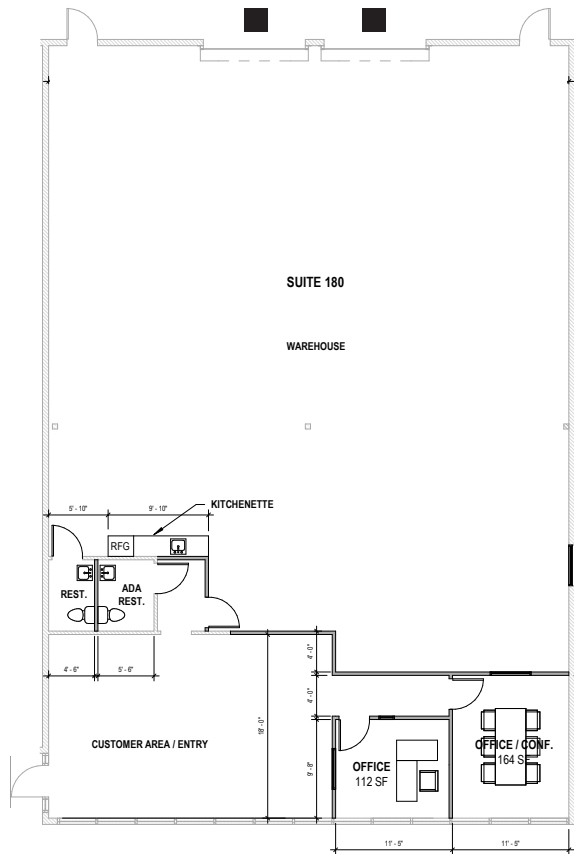
**Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to May 31, 2026.*

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

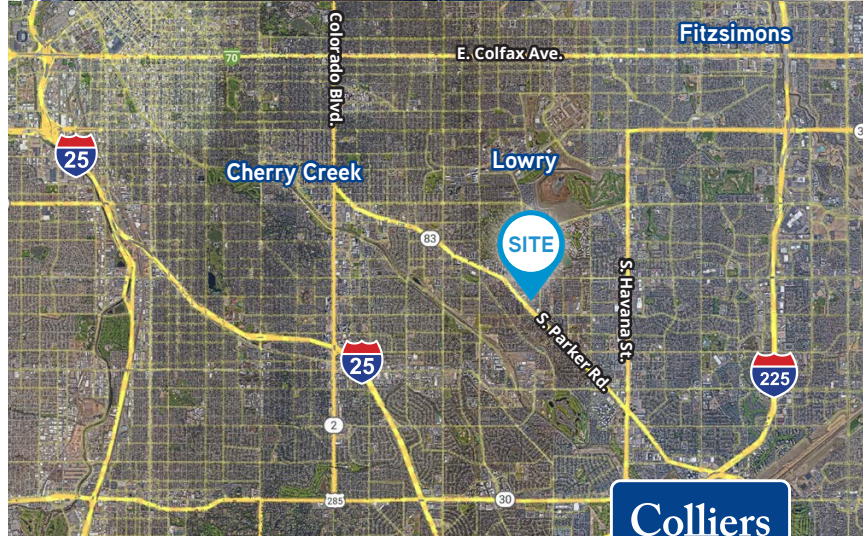
Accelerating success.



1338 S. Valentia Street | Suite 180 | 4,050 SF



■ Drive-In



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