



For Lease
Office/Warehouse

Highlights

- › Located in Unincorporated Arapahoe County (Favorable Sales Tax Rate)
- › Brand new office finishes
- › Fully fenced automated gates/parking/yard
- › Both Drive In & Half Dock loading available
- › Highly desired location with access to Metro Denver

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
For a new 5-year signed lease*

Cherry Creek Business Center
1338 S. Valentia Street
Denver, CO 80247

Availabilities

Suite	Size	Lease Rate	Available
130	6,101 SF	\$12.95/SF NNN	30 Days
104	2,260 SF	Call Broker	Q1 2027
110	2,930 SF	Call Broker	Q1 2027
116	4,705 SF	Call Broker	Q1 2027
182	5,213 SF	\$12.95/SF NNN	30 Days

*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.

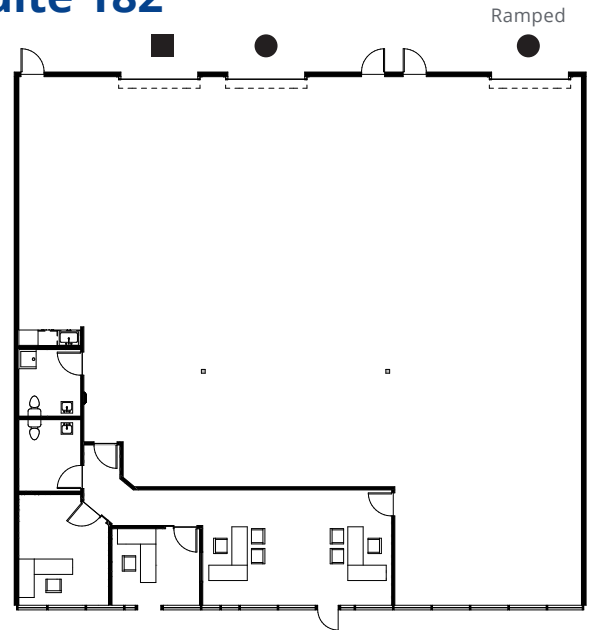
Floor Plans

- Drive-In
- Half Dock

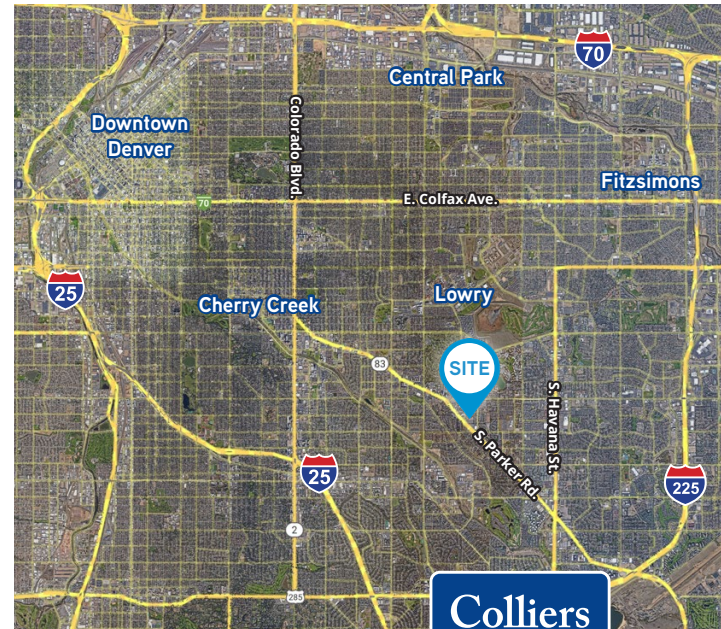
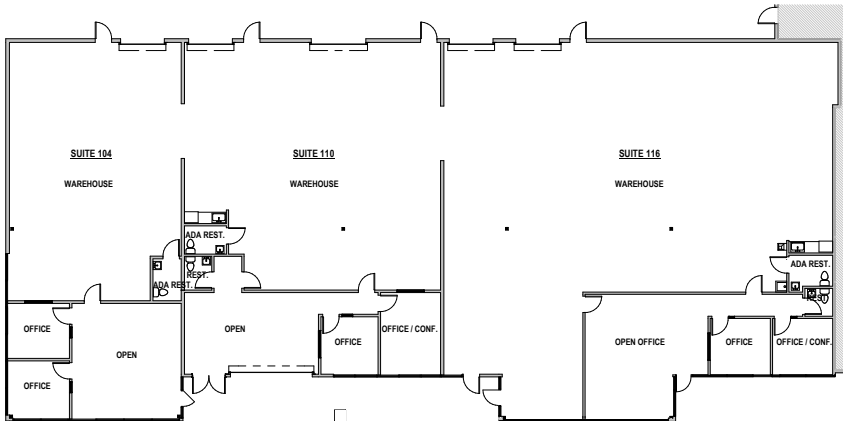
Suite 130



Suite 182



Suite 104-116



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