



Dry Creek Business Park

7300-7348 South Alton Way | Centennial, CO 80112

MAGNIFICENT MOUNTAIN VIEWS!

COMCAST HIGH SPEED AVAILABLE

For Lease:

Office/Warehouse Space

Building Info

- > Single-Story, 16-Building Complex
- > I-25 and Dry Creek Road
- > Office and Office Warehouse Uses
- > 11'6" Ceilings in Warehouse
- > HVAC Maintenance Included in CAM
- > 8' x 10' Grade Level Doors
- > 2026 Estimated Operating Expenses: \$8.45/SF

Highlights



Abundant hotels and shopping nearby



On-site deli with ample nearby restaurants



Walking distance to light rail station



Magnificent mountain views



Ready to move in vacancies



Excellent access to south metro

VIEW ONLINE

www.drycreekbusinesspark.com

Accelerating success.

For Lease



CURRENT AVAILABILITY

Office / Warehouse

BLDG.	SUITE	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
3	I	1,475 SF	1 Drive-In	20% Office	\$16.00/SF NNN	Immediately
4	B	2,211 SF	2 Drive-Ins	40% Office	\$16.00/SF NNN	Immediately
5	I	676 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
5	K	694 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
6	A	745 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
6	D	1,526 SF	N/A	100% Office	\$12.00/SF NNN	March 1, 2026
7	A	3,545 SF	1 Drive-In	85% Office	\$15.00/SF NNN	Immediately
7	D	860 SF	N/A	100% Office	\$12.00/SF NNN	March 1, 2026
7	H	2,243 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
9	A	1,622 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
13	M	813 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
14	D	2,928 SF	2 Drive-Ins	30% Office	\$15.50/SF NNN	Immediately
14	G	2,882 SF	2 Drive-Ins	80% Office	\$15.50/SF NNN	Immediately
16	K	3,604 SF	2 Drive-Ins	85% Office	\$16.00/SF NNN	Immediately

Contact us:

T.J. Smith, SIOR
Principal
+1 303 283 4576
tj.smith@colliers.com

Matt Keyerleber
Principal
+1 720 284 7100
matt.keyerleber@colliers.com

Cody Sheesley
Principal
+1 303 309 3520
cody.sheesley@colliers.com



Brokerage Disclosure

Colliers
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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.