



For Lease

7808 Cherry Creek South Drive | Denver, CO 80231



Lease Rate: \$12.50-\$13.50/SF NNN

Property Facts

Building Size	140,990 SF in 4 buildings
Site Size	9.95 Acres
Year Built	1983
Clear Height	14'
Zoning	I-1
Parking	2.0:1,000 SF
Power	110-280v, 3p
OPEX	\$4.85/SF (2026 est.)

Office / Warehouse Suites

Property Highlights

- Rare small units with drive-in loading
- Available now
- Central location
- Quick, easy access to I-25, I-225, Parker Road, Denver Tech Center, and Cherry Creek

Available suites and loading

- Suite 101:** 2,100 SF, 1 Drive-In (10'x12')
- Suite 112:** 2,750 SF, 1 Drive-In (10'x12')
- Suite 116:** 2,700 SF, 1 Drive-In (10'x12')
- Suite 401/402:** 5,040 SF, 2 Drive-Ins (10'x12')
- Suite 405/406:** 3,284 SF, 2 Drive-Ins (10'x12')

For Leasing Information, please contact:

Buzz Miller

buzz.miller@streamrealty.com
T 303.957.5302

Jackson Flanagin

jackson.flanagin@streamrealty.com
T 303.957.5301



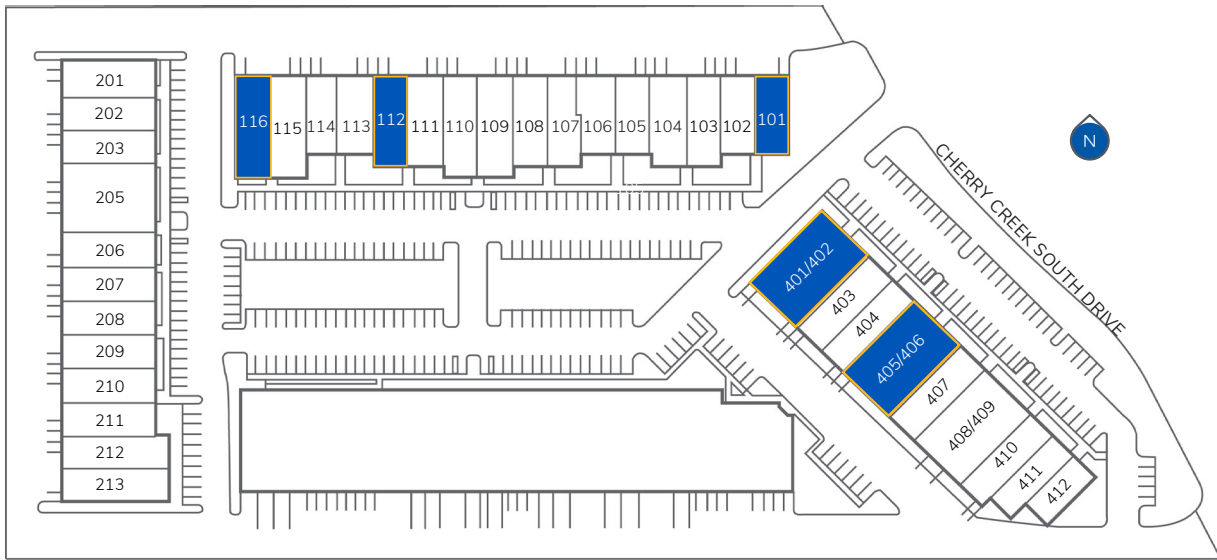
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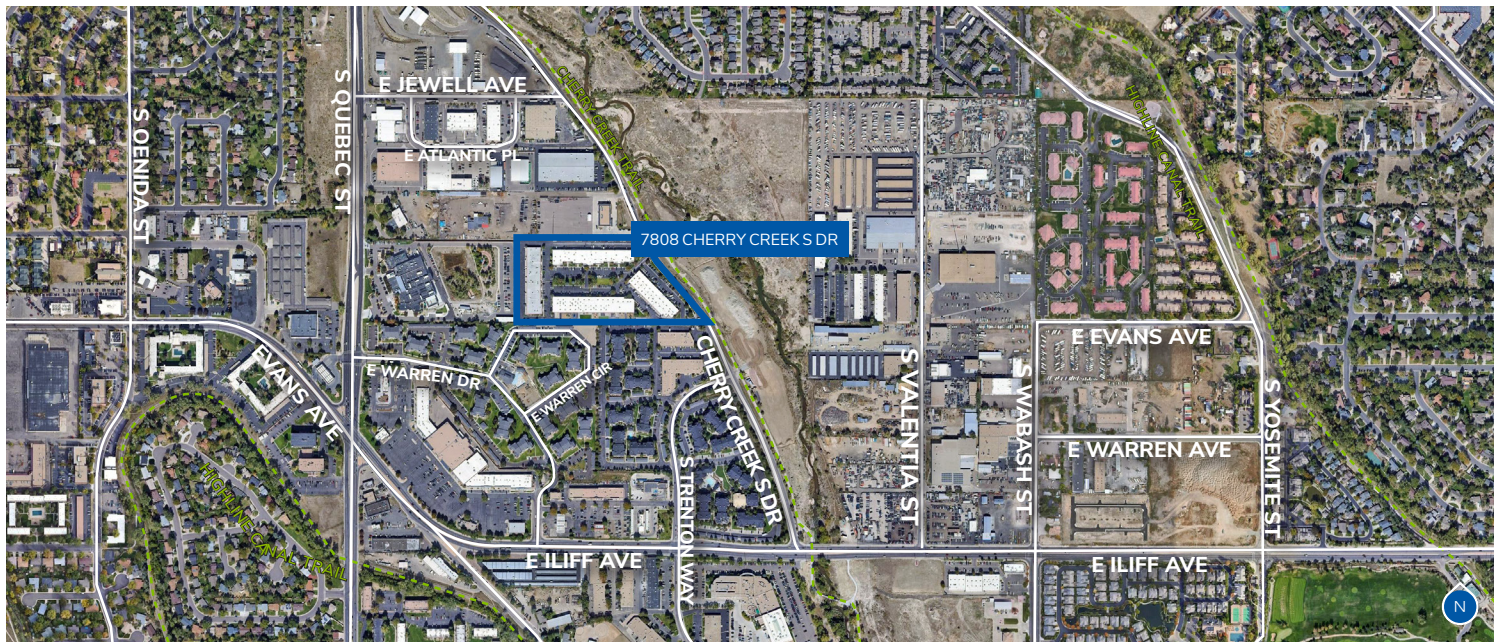
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Property Availability

Building	Suite	Size	Loading	Office Finish	Available
1	101	2,100 SF	1 Drive-In Door (10'x12')	50%	Available Now
1	112	2,750 SF	1 Drive-In Door (10'x12')	70%	60 Days
1	116	2,700 SF	1 Drive-In Door (10'x12')	60%	Available Now
4	401/402	5,040 SF	2 Drive-In Doors (10'x12')	80%	February 1, 2027
4	405/406	3,284 SF	2 Drive-In Doors (10'x12')	60%	60 Days



Location



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