

Downtown Denver

Cherry Creek

Colliers

S. Parker Rd.

S. Valentia St.

# For Lease

Office/Warehouse

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

## Contact us:

### Nicholas Nasharr

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### T.J. Smith, SIOR

303 283 4576  
tj.smith@colliers.com

*\*Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to December 31, 2025.*

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

# 1338 S. Valentia Street

Denver, CO 80247

## Highlights

- › Located in Unincorporated Arapahoe County (Favorable Sales Tax Rate)
- › Brand new office finishes
- › Fenced/gated parking
- › Drive-In & Half Dock loading (ramped)
- › Excellent access to Metro Denver & Urban Communities

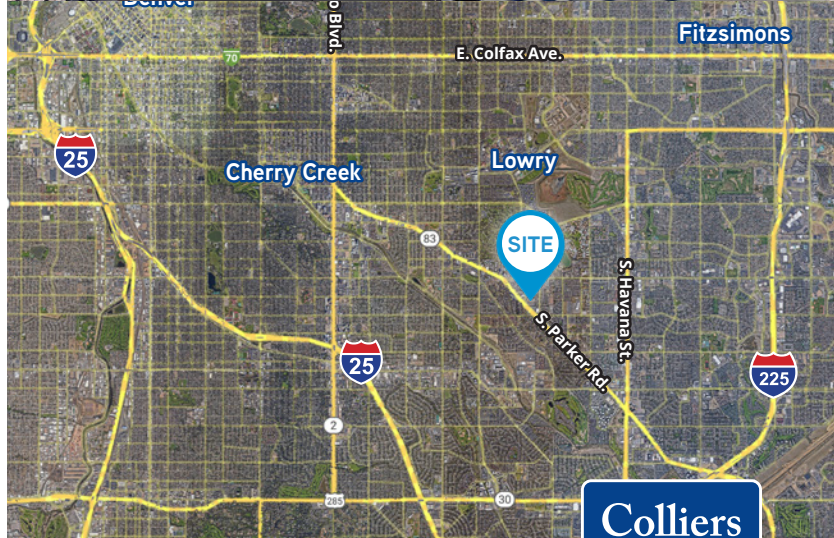
Accelerating success.





## Available Suites

Suite	Size	Lease Rate	Available	Brochure
135	3,500 SF	Contact Broker	Immediately	<a href="#">Download</a>
182	5,213 SF	Contact Broker	30 Days	<a href="#">Download</a>
195	3,720 SF	Contact Broker	30 Days	<a href="#">Download</a>
182 & 195	8,933 SF	Contact Broker	30 Days	<a href="#">Download</a>



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