

# For Lease

Office/Warehouse

Colliers



## Highlights

- › End Cap Location
- › Brand New Office Finish
- › Visibility to Parker Road
- › Monument Signage
- › Corporate/Professional Setting
- › Excellent Access to Metro Denver & Urban Communities

### Contact us:

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

## 1338 S. Valentia Street

Suite 130 | Denver, CO 80247

Location:	Unincorporated Arapahoe County
Available:	30 Days
Size:	6,101 SF (Est 1,137 SF Warehouse)
Lease Rate:	Contact Broker
2026 Op. Ex.:	\$6.99/SF
Loading:	One (1) Drive-In (10'x12')
Clear Height:	14'

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

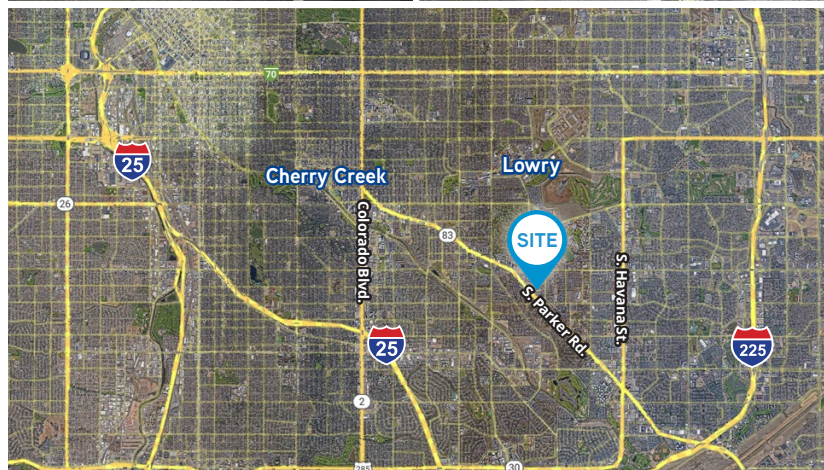
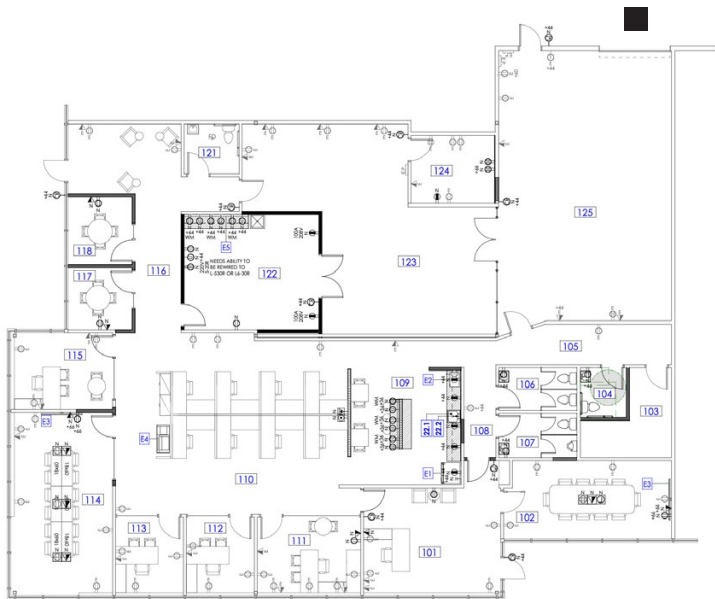
*Pricing, terms, and availability are subject to change and/or withdrawal without notice.*

Accelerating success.





1338 S. Valentia Street | Suite 130 | 6,101 SF



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