

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

**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.

Contact us:

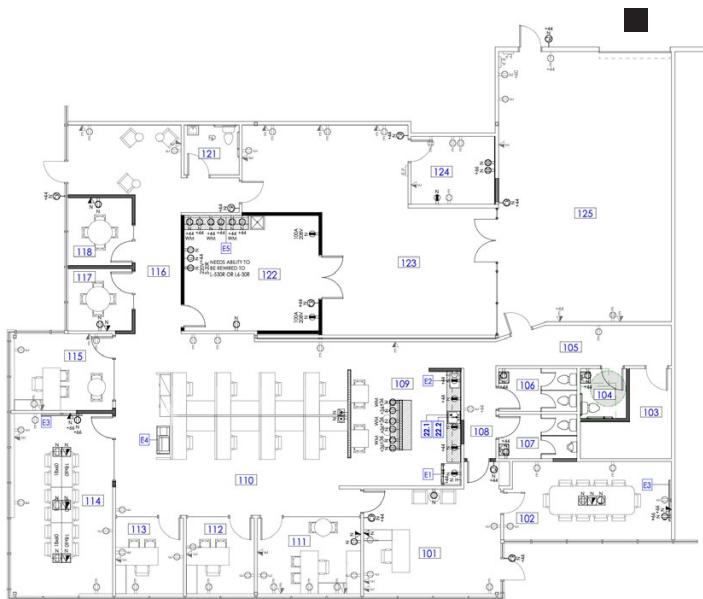
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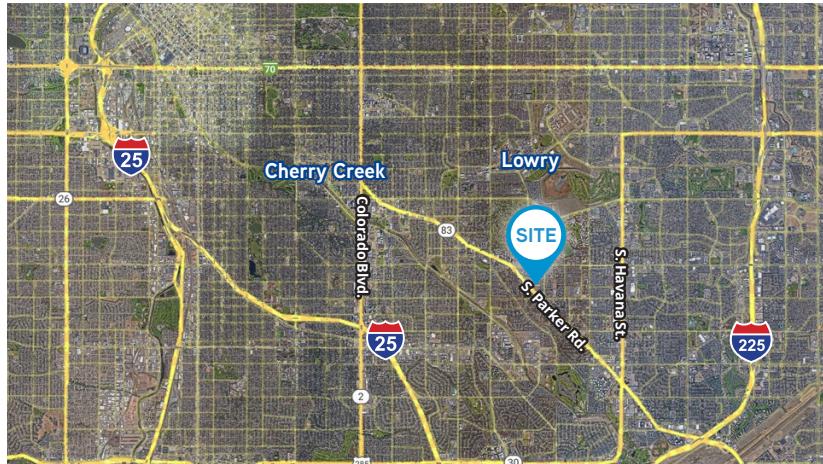
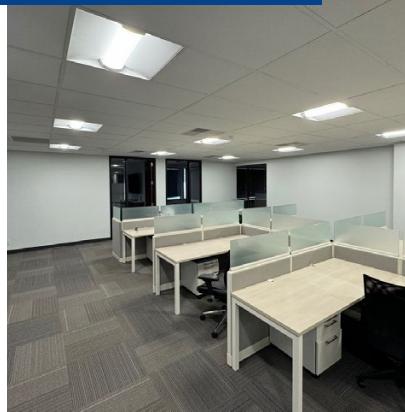
Accelerating success.



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



■ Drive-In



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