

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:

Landen Shay

720 833 4631
landen.shay@colliers.com

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.

Cherry Creek Business Center 1338 S. Valentia Street Denver, CO 80247



Highlights

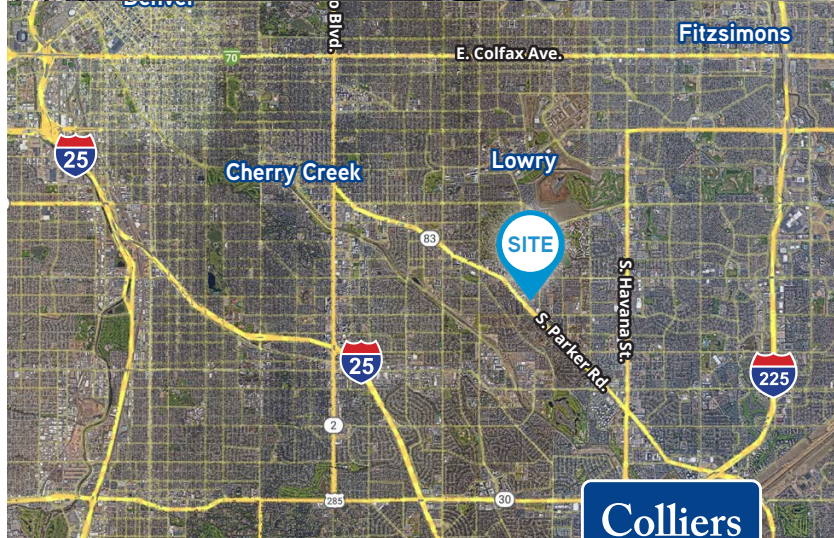
- › Located in Unincorporated Arapahoe County (Favorable Sales Tax Rate)
- › Brand new office finishes
- › Fenced/gated parking
- › Drive-In & Half Dock loading (ramped)
- › Excellent access to Metro Denver & Urban Communities

Accelerating success.



Available Suites

Suite	Size	Lease Rate	Available	Brochure
130	6,101 SF	Contact Broker	30 Days	
135	3,500 SF	Contact Broker	Immediately	
182	5,213 SF	Contact Broker	30 Days	
195	3,720 SF	Contact Broker	30 Days	
182 & 195	8,933 SF	Contact Broker	30 Days	



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