

Colliers



# Dry Creek Business Park

7300-7348 South Alton Way | Centennial, CO 80112

**MAGNIFICENT MOUNTAIN VIEWS!**

**COMCAST HIGH SPEED AVAILABLE**

For Lease:

## Office/Warehouse Space

### Building Info

- > Single-Story, 16-Building Complex
- > I-25 and Dry Creek Road
- > Office and Office Warehouse Uses
- > 11'6" Ceilings in Warehouse
- > HVAC Maintenance Included in CAM
- > 8' x 10' Grade Level Doors
- > 2026 Estimated Operating Expenses: \$8.45/SF

### Highlights



Abundant hotels and shopping nearby



On-site deli with ample nearby restaurants



Walking distance to light rail station



Magnificent mountain views



Ready to move in vacancies



Excellent access to south metro

VIEW ONLINE



[www.drycreekbusinesspark.com](http://www.drycreekbusinesspark.com)

Accelerating success.



For Lease



## CURRENT AVAILABILITY

## Office / Warehouse

BLDG.	SUITE	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
3	I	1,475 SF	1 Drive-In	20% Office	\$16.00/SF NNN	Immediately
5	I	676 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
5	K	694 SF	N/A	100% Office	\$12.00/SF NNN	2/1/2026
6	A	745 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
6	B	756 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
7	G	562 SF	N/A	100% Office	\$16.00/SF NNN	Immediately
7	H	2,243 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
9	A	1,622 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
13	L&M	1,645 SF (Divisible)	1 Drive-In	75% Office	\$16.00/SF NNN	30 Days
14	D	2,928 SF	2 Drive-Ins	30% Office	\$15.50/SF NNN	Immediately
14	G	2,882 SF	2 Drive-Ins	80% Office	\$15.50/SF NNN	Immediately

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## Brokerage Disclosure

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