

For Lease

Office/Warehouse



Highlights

- › Located in Unincorporated Arapahoe County (Favorable Sales Tax Rate)
- › Brand New Office Finish
- › Fenced/Gated Parking Recently Completed
- › 1 Drive-In & 4 Half Docks (2 Ramped)
- › Excellent Access to Metro Denver & Urban Communities

Contact us:

Nicholas Nasharr
303 283 4563
nicholas.nasharr@colliers.com

T.J. Smith, SIOR
303 283 4576
tj.smith@colliers.com

1338 S. Valentia Street
Suite 182 & 195 | Denver, CO 80247

Location: Unincorporated Arapahoe County

Available: 30 Days

Size: 8,933 SF

Lease Rate: Contact Broker

2026 Op. Ex.: \$6.99/SF

Loading: One (1) Drive-In & Four (4) Half Docks
(Two (2) Ramped)

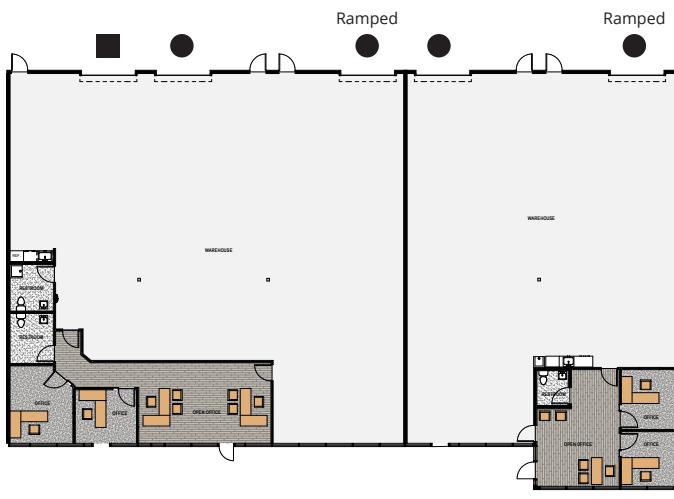
Clear Height: 14'

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

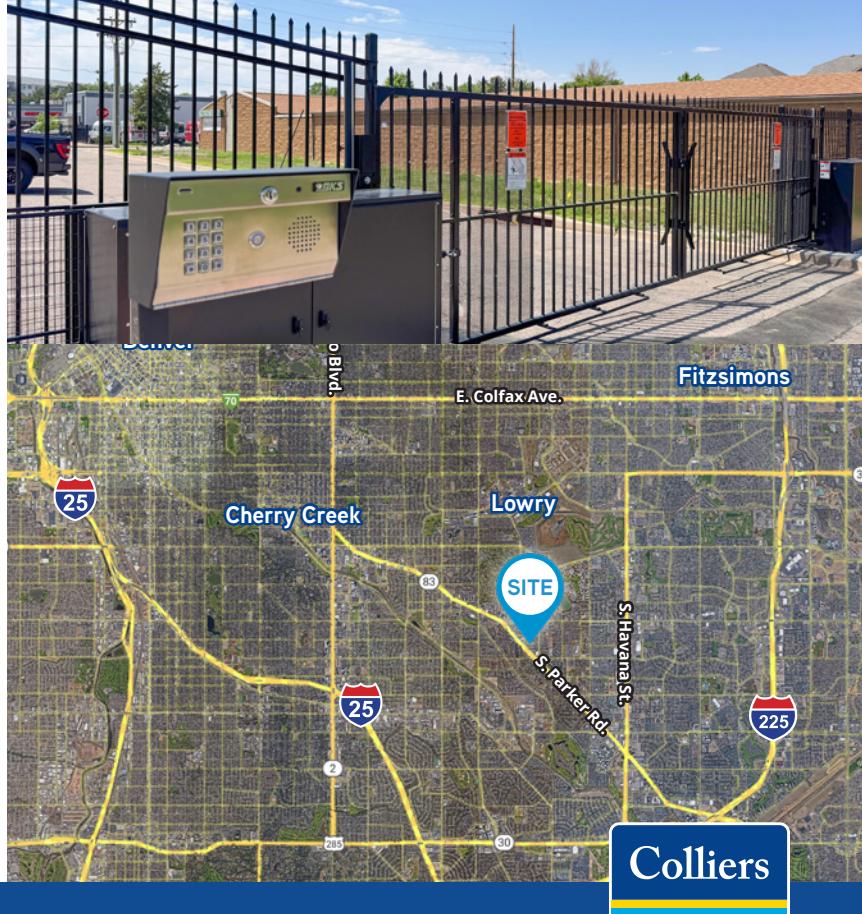
Pricing, terms, and availability are subject to change and/or withdrawal without notice.



1338 S. Valencia Street | Suite 182 & 195 | 8,933 SF



■ Drive-In ● Half Dock



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4643 S. Ulster Street, Suite 1000

Denver, CO 80237

P: +1 303 745 5800 | F: +1 303 745 5888

colliers.com/denver

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