

# For Lease

Office/Warehouse

Cherry Creek

Downtown Denver

Colliers

S. Parker Rd.

S. Valentia St.

## 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:

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

## 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.*

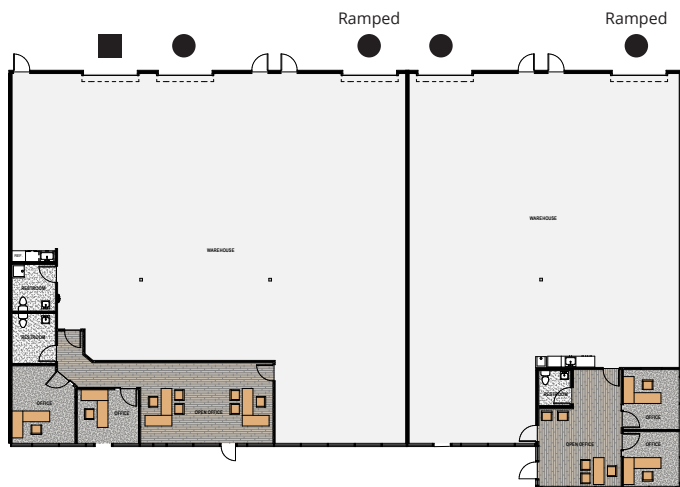
*Pricing, terms, and availability are subject to change and/or withdrawal without notice.*

Accelerating success.

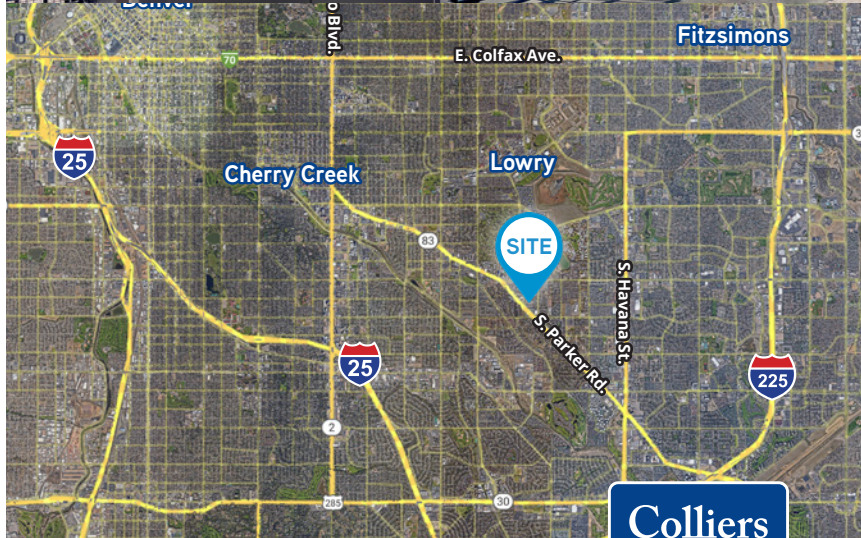




1338 S. Valentia Street | Suite 182 & 195 | 8,933 SF



■ Drive-In ● Half Dock



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