

# For Lease

Office/Warehouse



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

## Highlights

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

## Contact us:

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

Location:	Unincorporated Arapahoe County
Available:	30 Days
Size:	3,720 SF
Lease Rate:	Contact Broker
2026 Op. Ex.:	\$6.99/SF
Loading:	Two (2) Half Docks (One (1) Ramped)
Clear Height:	14'

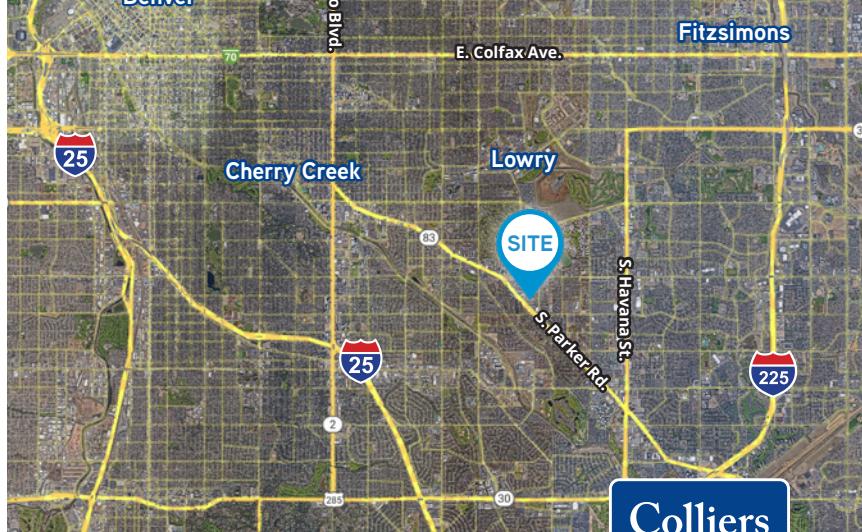
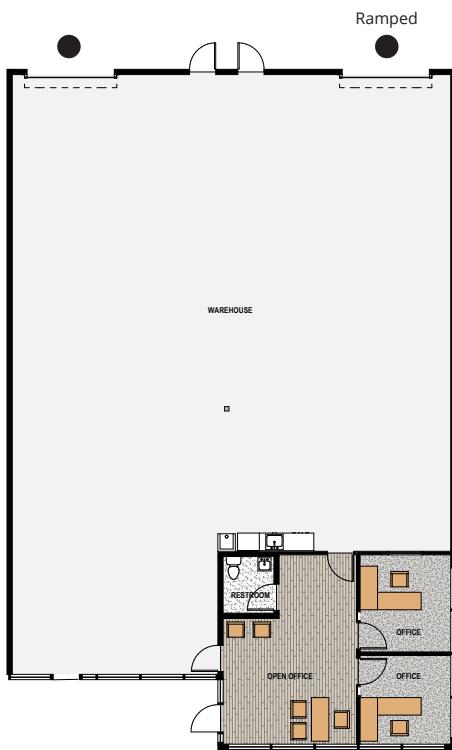
\*Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to December 31, 2025.

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



1338 S. Valencia Street | Suite 195 | 3,720 SF

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