



Colliers

Approximately  
1+/- Acre of Additional  
Paved Lot/Yard

Fenced/Gated Parking

# 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 & 2 Half Docks (1 Ramped)
- > Excellent Access to Metro Denver & Urban Communities

### Contact us:

#### Landen Shay

720 833 4631  
landen.shay@colliers.com

#### T.J. Smith, SIOR

303 283 4576  
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Monument Signage

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

# Cherry Creek Business Center

## 1338 S. Valentia Street

### Denver, CO 80247

Location: Unincorporated Arapahoe County

Available: 30 Days

Size: 5,213 SF

Lease Rate: Contact Broker

2026 Op. Ex.: \$6.99/SF

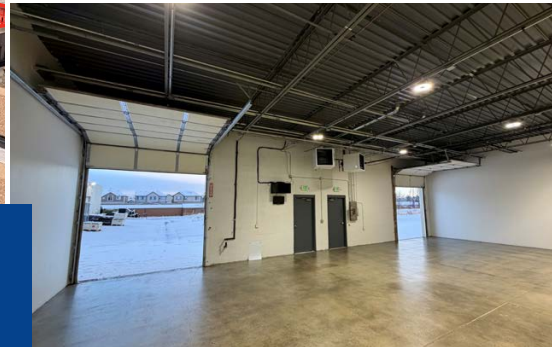
Loading: One (1) Drive-In & Two (2) Half Docks  
(One (1) Ramped)

Clear Height: 14'

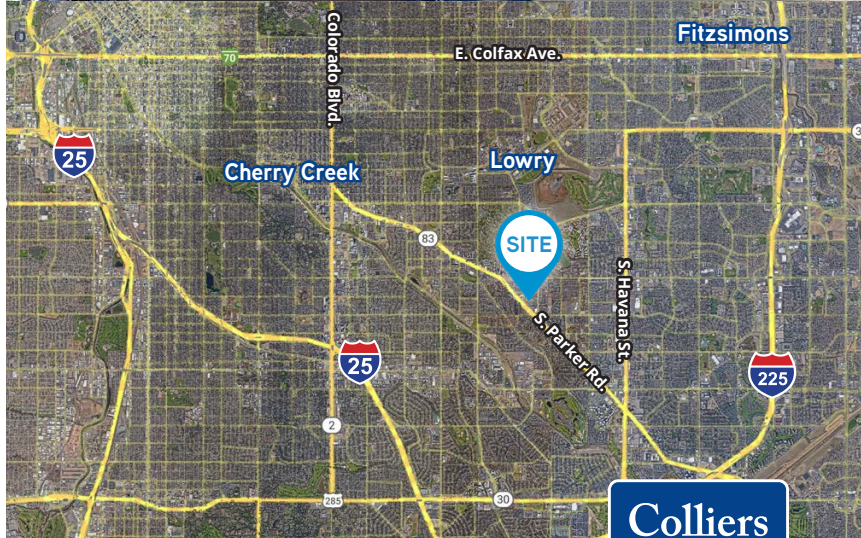
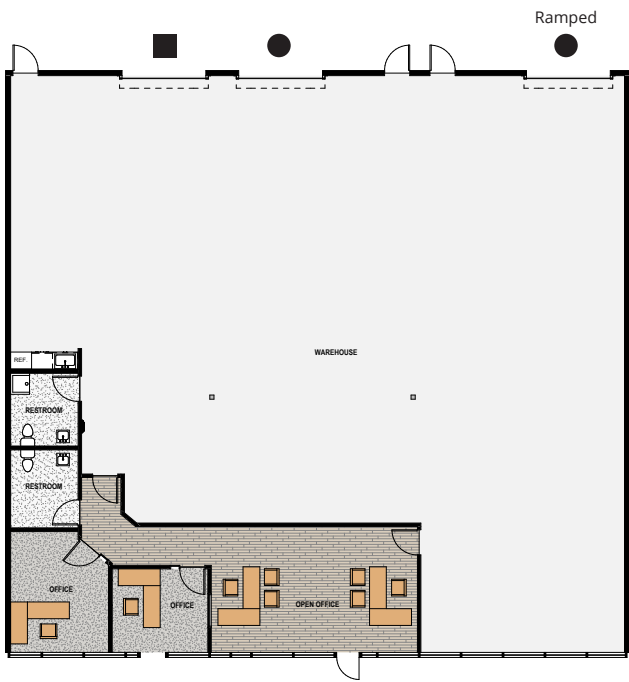
*\*Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to May 31, 2026.*

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

Accelerating success.



1338 S. Valentia Street | Suite 182 | 5,213 SF



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