

Dry Creek Business Park

7346 South Alton Way | Unit 10-K | Centennial, CO 80112



COMCAST HIGH SPEED AVAILABLE

MAGNIFICENT MOUNTAIN VIEWS!

BUILDING INFORMATION

Suite/Size	10-K: 3,240 SF	City/County/Zoning	Centennial/Arapahoe/BP75 (Light Industrial)
Office	75%	Base Rent	\$11.75/SF NNN
Loading	Two (2) Drive-Ins	Expenses	\$5.48/SF
Clear Height	11'6" in Warehouse	Available	January 1, 2021
Year Built	1980	Comments	Single-story 16-building Complex Located at I-25 and Dry Creek; 100% HVAC in Warehouse
Power	To be Verified by Electrician		

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

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SUITE DETAILS

Office / Warehouse						
BLDG.	SUITE	SIZE	LOADING	COMMENTS	MONTHLY RENT	AVAILABLE
10	K	3,240 SF	2 Drive-Ins	75% Office	\$4,652.10	January 1, 2021

