

# Dry Creek Business Park

7342 South Alton Way | Unit 7-D/E | Centennial, CO 80112



## BUILDING INFORMATION

|              |                               |                    |  |
|--------------|-------------------------------|--------------------|--|
| Suite/Size   | 7-D/E: 3,974 SF               | City/County/Zoning | Centennial/Arapahoe/BP75 (Light Industrial)  |
| Office       | 50%                           | Base Rent          | \$11.00/SF NNN   |
| Loading      | Two (2) Drive-Ins             | Expenses           | \$5.48/SF  |
| Clear Height | 11'6" in Warehouse            | Available          | November 1, 2020   |
| 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](http://www.drycreekbusinesspark.com)

T.J. SMITH, SIOR  
+1 303 283 4576  
tj.smith@colliers.com

MATT KEYERLEBER  
+1 720 284 7100  
matt.keyerleber@colliers.com

CODY SHEESLEY  
+1 303 309 3520  
cody.sheesley@colliers.com

COLLIERS INTERNATIONAL  
4643 S. Ulster Street | Suite 1000  
Denver, CO 80237  
+1 303 745 5800 | FAX +1 303 745 5888

## SUITE DETAILS

| Office / Warehouse |       |          |                   |            |              |                  |
|--------------------|-------|----------|-------------------|------------|--------------|------------------|
| BLDG.              | SUITE | SIZE     | LOADING           | COMMENTS   | MONTHLY RENT | AVAILABLE        |
| 7                  | D/E   | 3,974 SF | Two (2) Drive-Ins | 50% Office | \$5,457.63   | November 1, 2020 |

