



# Dry Creek Business Park

7300-7348 South Alton Way | Centennial, CO 80112

**MAGNIFICENT MOUNTAIN VIEWS!**

**COMCAST HIGH SPEED AVAILABLE**

For Lease:

## Office/Warehouse Space

### Building Info

- > Single-Story, 16-Building Complex
- > I-25 and Dry Creek Road
- > Office and Office Warehouse Uses
- > 11'6" Ceilings in Warehouse
- > HVAC Maintenance Included in CAM
- > 8' x 10' Grade Level Doors
- > 2023 Estimated Operating Expenses: \$7.60/SF

### 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)

For Lease



**CURRENT AVAILABILITY**

**Office / Warehouse**

BLDG.	SUITE	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
4	A	1,459 SF	1 Drive-In	50% Office	\$14.50/SF NNN	Immediately
5	G	1,940 SF	1 Drive-In	75% Office	\$14.50/SF NNN	Immediately
5	H	627 SF	N/A	100% Office	\$14.50/SF NNN	Immediately
6	E	3,245 SF	1 Drive-In	75% Office	\$14.00/SF NNN	Immediately
7	A	3,545 SF	1 Drive-In	85% Office	\$14.00/SF NNN	Immediately
8	D	2,458 SF	2 Drive-Ins	70% Office	\$14.00/SF NNN	Immediately
13	A	1,626 SF	N/A	100% Office	\$14.50/SF NNN	Immediately

**Contact us:**

**T.J. Smith, SIOR**

Principal  
+1 303 283 4576  
tj.smith@colliers.com

**Matt Keyerleber**

Principal  
+1 720 284 7100  
matt.keyerleber@colliers.com

**Cody Sheesley**

Principal  
+1 303 309 3520  
cody.sheesley@colliers.com



**Brokerage Disclosure**

**Colliers**

4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888  
colliers.com/denver

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