



# 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

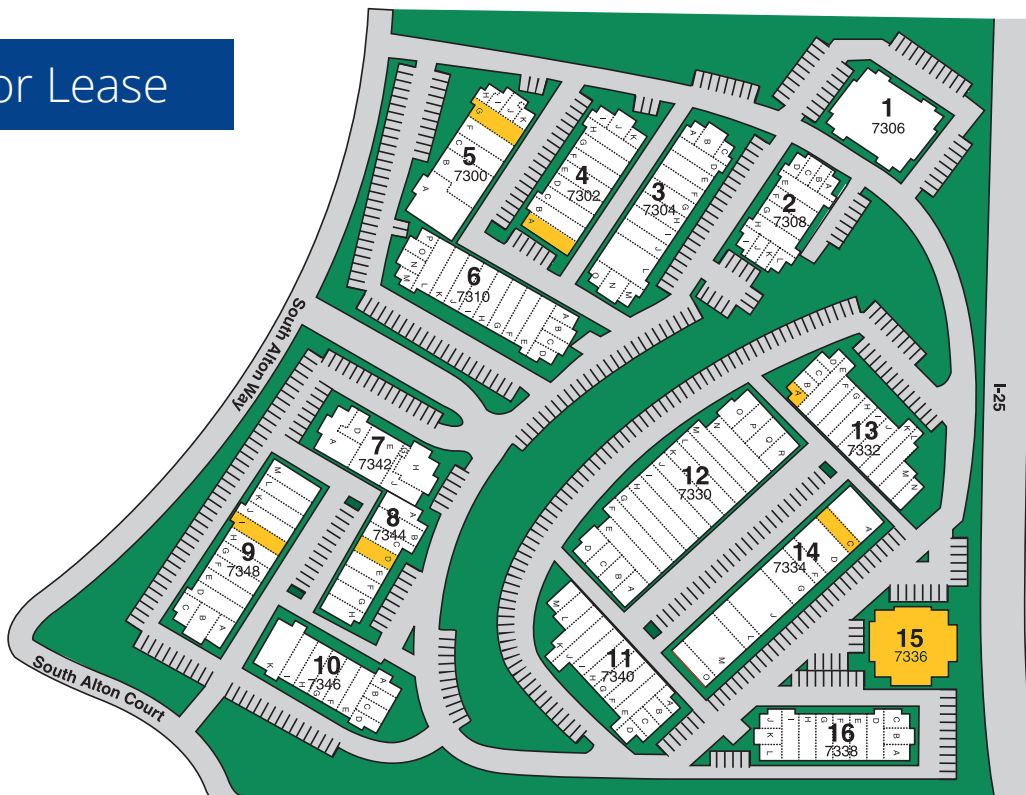


Excellent access to south metro

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
8	D	2,458 SF	2 Drive-Ins	70% Office	\$14.00/SF NNN	Immediately
9	I	1,459 SF	1 Drive-In	75% Office	\$14.50/SF NNN	30 Days
13	A	1,626 SF	N/A	100% Office	\$14.50/SF NNN	Immediately
14	C	1,460 SF	1 Drive-In	40% Office	\$14.50/SF NNN	30 Days
15	A	10,193 SF	1 Drive-In, 1 Dock High	30-70% Office	\$14.50/SF NNN	1/1/2024

**Contact us:**

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**Brokerage Disclosure**

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