



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
- > 2024 Estimated Operating Expenses: \$8.03/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

For Lease



CURRENT AVAILABILITY

Office / Warehouse

BLDG.	SUITE	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
6	J	1,616 SF	1 Drive-In	50% Office	\$15.00/SF NNN	August 1, 2024
11	G	1,623 SF	1 Drive-In	65% Office	\$15.50/SF NNN	Immediately
13	A	1,626 SF	N/A	100% Office	\$14.50/SF NNN	Immediately
13	E	3,241 SF	1 Drive-In	40% Office	\$14.50/SF NNN	Immediately <small>Contiguous With 13G</small>
13	G	1,620 SF	1 Drive-In	60% Office	\$15.50/SF NNN	Immediately <small>Contiguous With 13E</small>
14	G	2,882 SF	2 Drive-Ins	80% Office	\$14.00/SF NNN	July 1, 2024
15	A	10,193 SF	1 Drive-In, 1 Dock High	30-70% Office	\$14.50/SF NNN	Immediately
16	F	1,301 SF	1 Drive-In	30% Office	\$14.50/SF NNN	Immediately

Contact us:

T.J. Smith, SIOB

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

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.