



DRY CREEK

Business Park



South Alton Way

Dry Creek Business Park

7300-7348 South Alton Way | Centennial, CO 80112

MAGNIFICENT MOUNTAIN VIEWS!

COMCAST HIGH SPEED AVAILABLE

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
- > 2026 Estimated Operating Expenses: \$8.45/SF

Highlights



Magnificent mountain views



On-site deli with ample nearby restaurants



Walking distance to light rail station



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
3	I	1,475 SF	1 Drive-In	20% Office	\$16.00/SF NNN	Immediately
4	B	2,211 SF	2 Drive-Ins	40% Office	\$16.00/SF NNN	Immediately
5	I	676 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
5	K	694 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
6	A	745 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
6	D	1,526 SF	N/A	100% Office	\$12.00/SF NNN	March 1, 2026
7	A	3,545 SF	1 Drive-In	85% Office	\$15.00/SF NNN	Immediately
7	D	860 SF	N/A	100% Office	\$12.00/SF NNN	March 1, 2026
7	H	2,243 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
9	A	1,622 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
13	M	813 SF	N/A	100% Office	\$12.00/SF NNN	Immediately
14	D	2,928 SF	2 Drive-Ins	30% Office	\$15.50/SF NNN	Immediately
14	G	2,882 SF	2 Drive-Ins	80% Office	\$15.50/SF NNN	Immediately
16	I-L	3,604 SF	1 Drive-In	85% Office	\$15.50/SF NNN	Immediately

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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