

Colliers

RATE
DROP
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Dry Creek Business Park

7300-7348 South Alton Way | Centennial, CO 80112

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
- › Comcast High Speed Available

For Lease:

Office/Warehouse Space

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

Accelerating success.

For Lease



CURRENT AVAILABILITY

Office / Warehouse

BLDG.	SUITE	SIZE	LOADING	OFFICE %	BASE RENT	AVAILABLE
5	I	676 SF	N/A	100%	\$10.00 \$12 /SF NNN	Immediately
6	D	1,526 SF	N/A	100%	\$10.00 \$12 /SF NNN	Immediately
6	E	3,245 SF	1 Drive-In	75%	\$13.00 \$15 /SF NNN	Jan. 1, 2027
7	A	3,545 SF	1 Drive-In	85%	\$13.00 \$15 /SF NNN	Immediately
7	D	860 SF	N/A	100%	\$10.00 \$15 /SF NNN	Immediately
7	H	2,243 SF	N/A	100%	\$10.00 \$12 /SF NNN	Immediately
8	H	1,378 SF	1 Drive-In	~40%	\$14.00 \$16 /SF NNN	Immediately
9	D	2,918 SF	1 Drive-In	75%	\$13.00 \$15 /SF NNN	Nov. 1, 2026
9	G	2,932 SF	2 Drive-Ins	60%	\$13.00 \$15 /SF NNN	Nov. 1, 2026
11	H	3,252 SF	1 Drive-In	70%	\$13.00 \$15 /SF NNN	Immediately
11	J	1,583 SF	1 Drive-In	40%	\$14.00 \$16 /SF NNN	Dec. 1, 2026
13	E	3,241 SF	1 Drive-In	40%	\$13.00 \$16 /SF NNN	Immediately
13	H	3,524 SF	1 Drive-In	20%	\$13.00 \$15 /SF NNN	Immediately
13	M	813 SF	N/A	100%	\$10.00 \$12 /SF NNN	Immediately
14	D	2,928 SF	2 Drive-Ins	75%	\$13.00 \$15 /SF NNN	Immediately
14	J	4,453 SF	2 Drive-Ins	50%	\$13.00 \$15 /SF NNN	Immediately
14	L-M	4,366 SF	3 Drive-Ins	30%	\$13.00 \$15 /SF NNN	Immediately
16	K	3,604 SF	2 Drive-Ins	70%	\$13.00 \$16 /SF NNN	Immediately

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