



Colliers

OFFICE/WAREHOUSE SPACE
FOR LEASE

Clear Creek Business Center

6820 N. BROADWAY | UNIT T | DENVER, CO 80221



Building Information

- › Space Available: 3,176 SF
- › Available: Immediately
- › Office: 80%
- › Power: 100 Amp, 120/208 Volt, 3-Phase (to be verified)
- › Zoning: PUD
- › Parking: 2.7:1,000 SF parking ratio
- › Loading: One (1) Drive-In Door
- › Lease Rate: \$10.00/SF NNN
- › 2022 Est. Op. Ex: \$5.32/SF

Highlights

- › High speed Internet access available
- › Individual HVAC units
- › Highly visible and accessible at the confluence I-25, US-36, and I-76
- › Responsive, professional management

For more information please visit:
www.clearcreekleasing.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

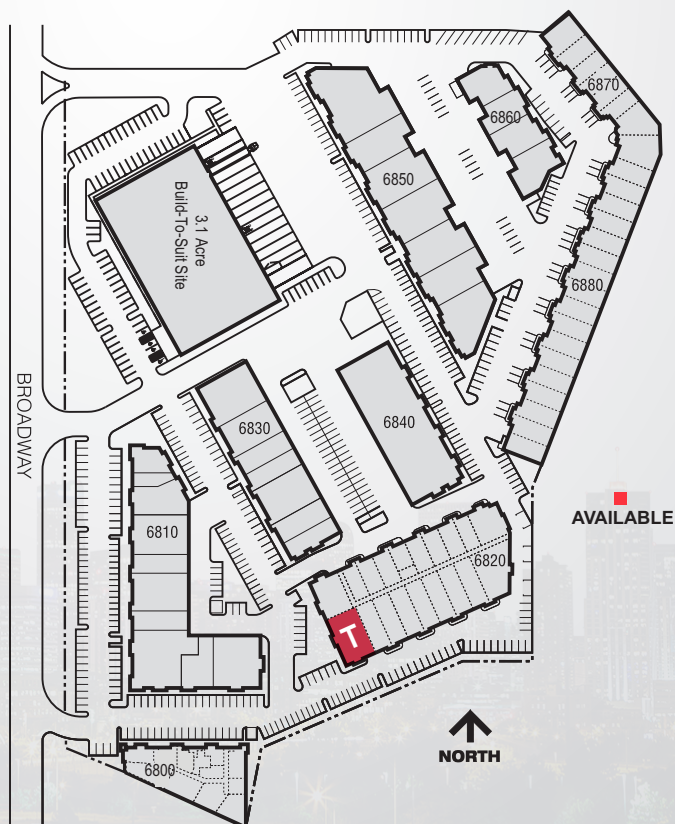
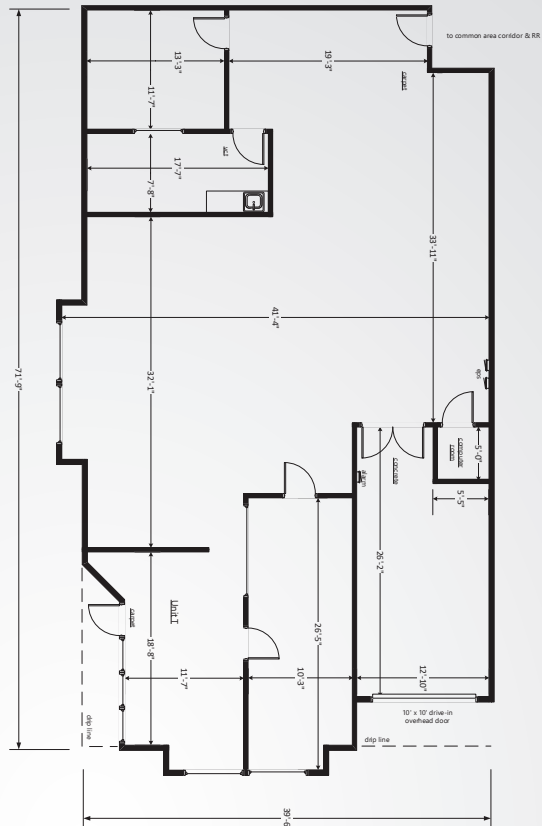
Accelerating success.

Clear Creek Business Park
6820 N. Broadway
Unit T
Denver, CO 80221

Contact Us

COLLIERS | DENVER
4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888

www.colliers.com



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DISCLOSURE