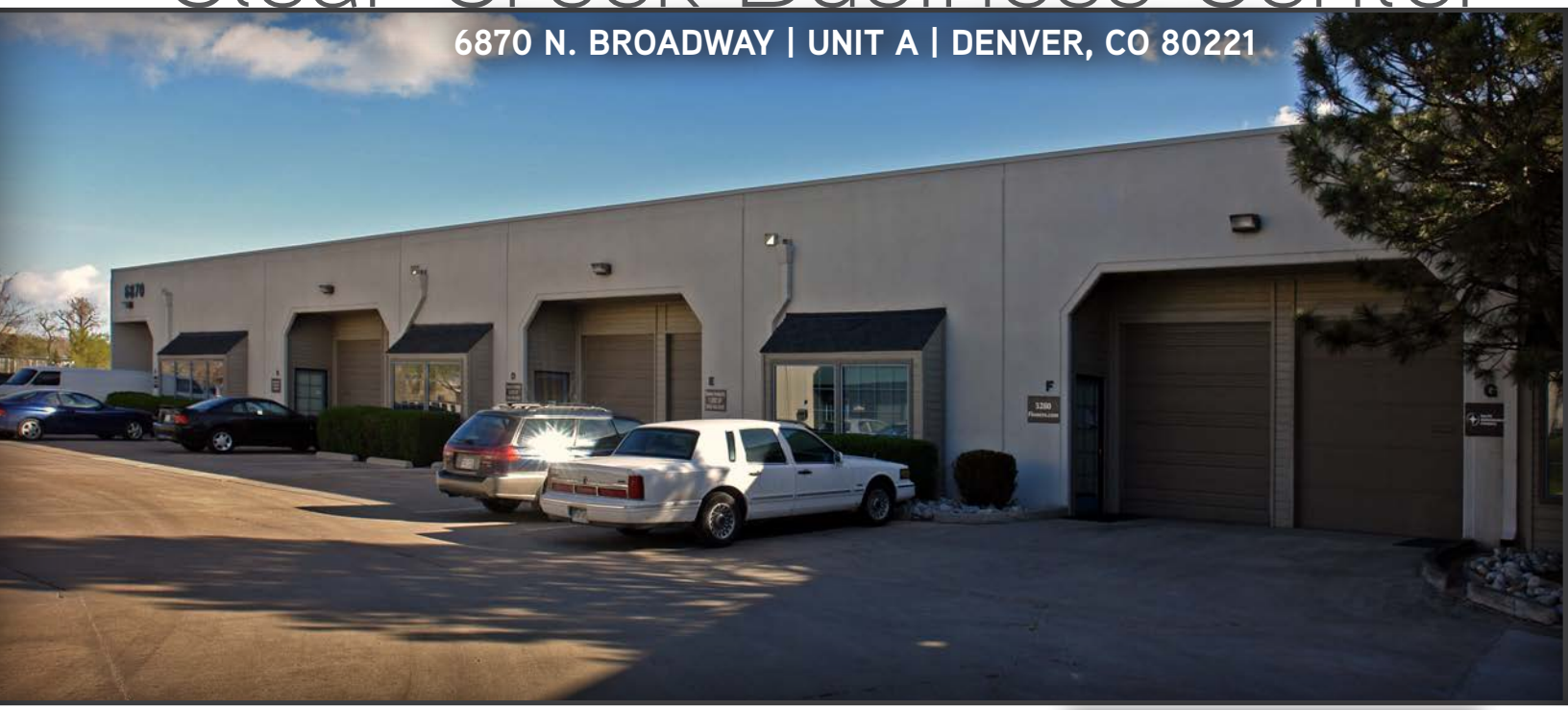
OFFICE/WAREHOUSE SPACE
FOR LEASE

Clear Creek Business Center

6870 N. BROADWAY | UNIT A | DENVER, CO 80221



Building Information

Space Available:	1,550 SF
Available:	Immediately
Warehouse:	35%
Zoning:	PUD
Loading:	One (1) Drive-In Door
Sprinkler:	No
Lease Rate:	$11.25/SF NNN
2021 Est. Op. Ex:	$4.79/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

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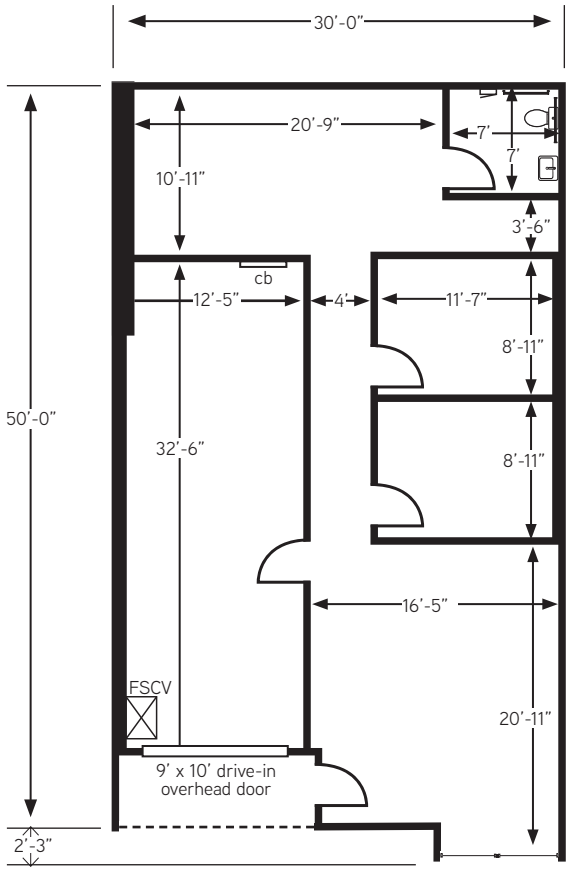
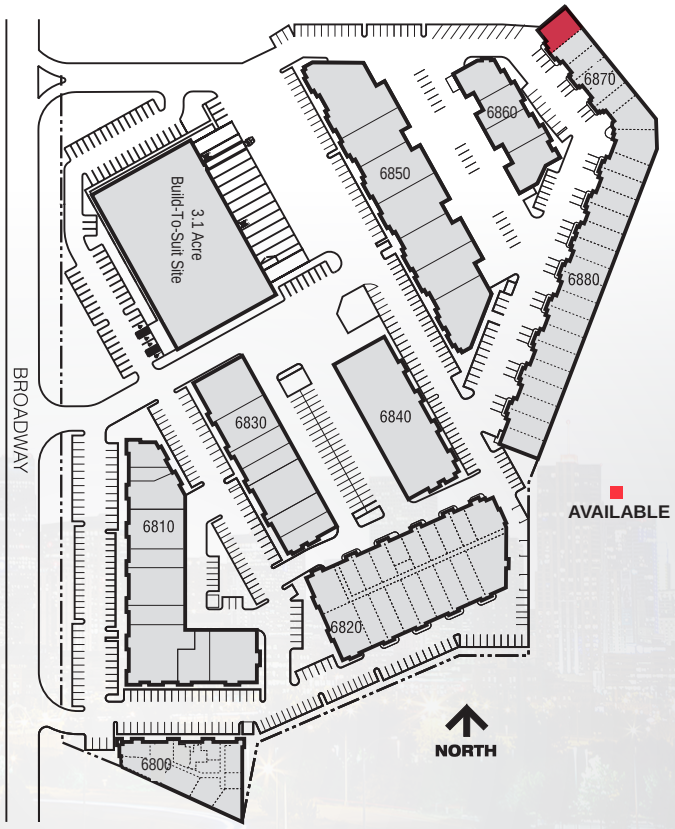
Accelerating success.

Clear Creek Business Park
6870 N. Broadway
Unit A
Denver, CO 80221

Unit A
1,550 SF





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