

LAND FOR LEASE/SALE/BUILD-TO-SUIT

Clear Creek Business Center

6800-6880 N. BROADWAY | DENVER, CO 80221

BOULDER TURNPIKE / US 36



W. 70TH AVENUE

CLEAR CREEK
BUSINESS CENTER



Building Information

- > Space Available: 3.1 Acres (Land)
- > Lease Rate: Negotiable
- > Sale Price: \$8.00/SF
- > Comments:
 - Ability to accommodate a single story building totaling approximately 35,250 SF
 - 24' clear ceiling height
 - Up to 13 loading doors possible
 - ESRF
 - Skylights throughout warehouse space
 - Floor-to-ceiling glazing at office locations
 - 2.2:1,000 SF parking ratio

Highlights

- > Highly visible and accessible at the confluence I-25, US-36, and I-76
- > Responsive, professional management
- > BTS office

For more information please visit:
www.clearcreekleasing.com

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Accelerating success.

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