

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# Clear Creek Business Center

6810 N. BROADWAY | UNIT F | DENVER, CO 80221



## Building Information

- > Available: 30 Days
- > Space Available: 1,825 SF
- > Lease Rate: \$9.50/SF NNN
- > 2020 Est. Op. Ex: \$4.71/SF
- > Office: 50%
- > Loading: One (1) Drive-In Door
- > Power: 100 Amp, 120/208 Volt, 3-Phase (to be verified)
- > Zoning: PUD
- > Parking: 2.7:1,000 SF parking ratio

## 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](http://www.clearcreekleasing.com)

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Accelerating success.

Clear Creek Business Park  
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### Unit F

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