

OFFICE/WAREHOUSE SPACE
FOR LEASE

Clear Creek Business Center

6870 N. BROADWAY | UNITS E&F | DENVER, CO 80221



Building Information

- › Space Available: 2,474 SF
- › Available: 30 Days
- › Office: 25%
- › Zoning: PUD
- › Loading: Two (2) Drive-In Doors
- › Sprinkler: Yes
- › Lease Rate: \$10.75/SF NNN
- › 2020 Est. Op. Ex: \$4.71/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.

Contact Us



28'-3"

20'-0"

12'-1"

7'-1"

6'-11"

6'-11"

6'-11"

base cab w/ cnt

11'-10"

3'-11"

double stainless steel sink

4'-5"

4'-2"

9'-3"

floor drain

upper cab

8'-11"

13'-0"

16'-8"

24'-0"

44'-3"

50'-0"

concrete

carpet

10'-0"

13'-2"

16'-2"

9' x 10' drive-in overhead door

9'-11"

13'-3"

10'-0"

concrete

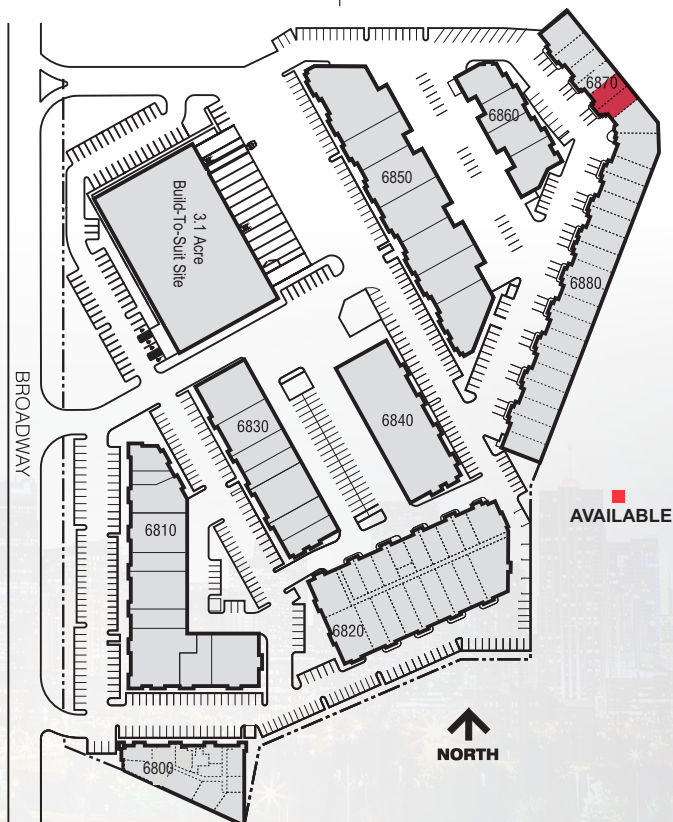
carpet

9'-5"

9' x 10' drive-in overhead door

2'-3"

24'-6"



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