

OFFICE SPACE  
FOR LEASE

# Clear Creek Business Center

6800 N. BROADWAY | UNIT 112 | DENVER, CO 80221



## Building Information

- > Available: Immediately
- > Space Available: 1,656 SF
- > Lease Rate: \$11.00/SF NNN
- > 2020 Est. Op. Ex: \$6.55/SF (Includes prorata share of utilities and common restroom)
- > Office: 100%
- > Power: 100 Amp, 120/208 Volt, 3-Phase (to be verified)
- > Zoning: PUD
- > Parking: 2.7:1,000 SF parking ratio
- > Sprinkler: No

## 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.

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