

OFFICE/WAREHOUSE SPACE
FOR LEASE

Clear Creek Business Center

6840 N. BROADWAY | UNIT A | DENVER, CO 80221



Building Information

- > Space Available: 6,908 SF
- > Available: Immediately
- > Office: 40%
- > Power: 100 Amp, 120/208 Volt, 3-Phase (To Be Verified)
- > Zoning: PUD
- > Parking: 2.7:1,000 SF Parking Ratio
- > Loading: Two (2) Drive-In Doors
- > Lease Rate: \$9.00/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

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

Accelerating success.

Clear Creek Business Park
6840 N. Broadway
Unit A
Denver, CO 80221

Contact Us

COLLIERS
DENVER
4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888

www.colliers.com

