



Colliers

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# Clear Creek Business Center

6820 N. BROADWAY | UNIT G | DENVER, CO 80221



## Building Information

- › Space Available: 1,066 SF
- › Available: Immediately
- › Office: 20%
- › Power: 100 Amp, 120/208 volt, 3-phase (to be verified)
- › Zoning: PUD
- › Parking: 2.7:1,000 SF parking ratio
- › Loading: One (1) Drive-In
- › Sprinkler: No
- › Lease Rate: \$10.00/SF NNN
- › 2021 Est. Op. Ex: \$5.17/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](http://www.clearcreekleasing.com)

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Accelerating success.

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