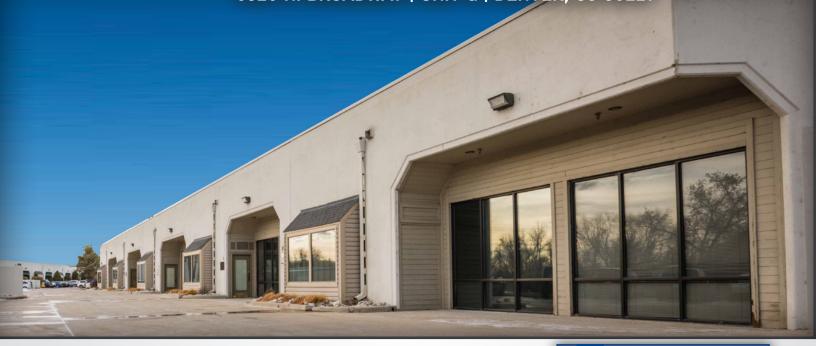
OFFICE/WAREHOUSE SPACE FOR LEASE

## 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
$\rangle$	2021 Est. Op. Ex:	\$5.17/SF

T.J. SMITH, SIOR 303 283 4576 tj.smith@colliers.com MATT KEYERLEBER 720 284 7100 matt.keyerleber@colliers.com Highlights

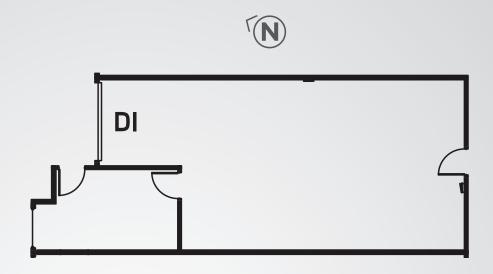
> High speed Internet access available

Colliers

- > 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

Accelerating success.

Clear Creek Business Park 6820 N. Broadway Unit G Denver, CO 80221

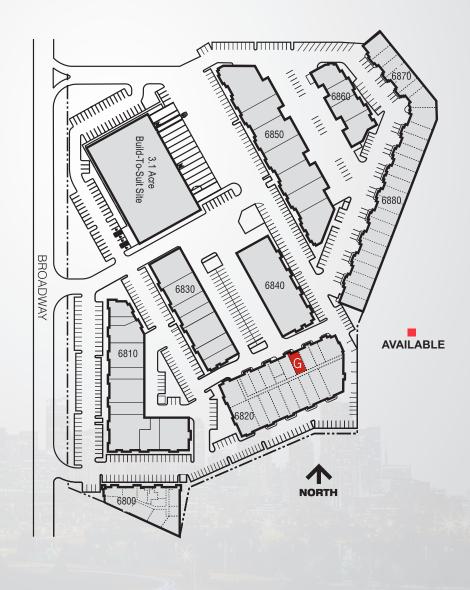


## Contact Us

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