

OFFICE/INDUSTRIAL SPACE
FOR LEASE

Clear Creek Business Center

6800-6880 N. BROADWAY | DENVER, CO 80221



Building Information

- > Loading: 10' x 10' Drive-Ins
- > Clear Height: 14'-16'
- > Parking: 2.7:1,000 SF parking ratio
- > Sprinkler: Yes
- > Lease Rate: Negotiable
- > Comments:
 - Prime 3.1 acre site available at entry for a build-to-suit development up to 35,250 SF
 - Flexible designs for a wide range of small to large users
 - Single-story design

Highlights

- > Eight (8) high-quality buildings
- > 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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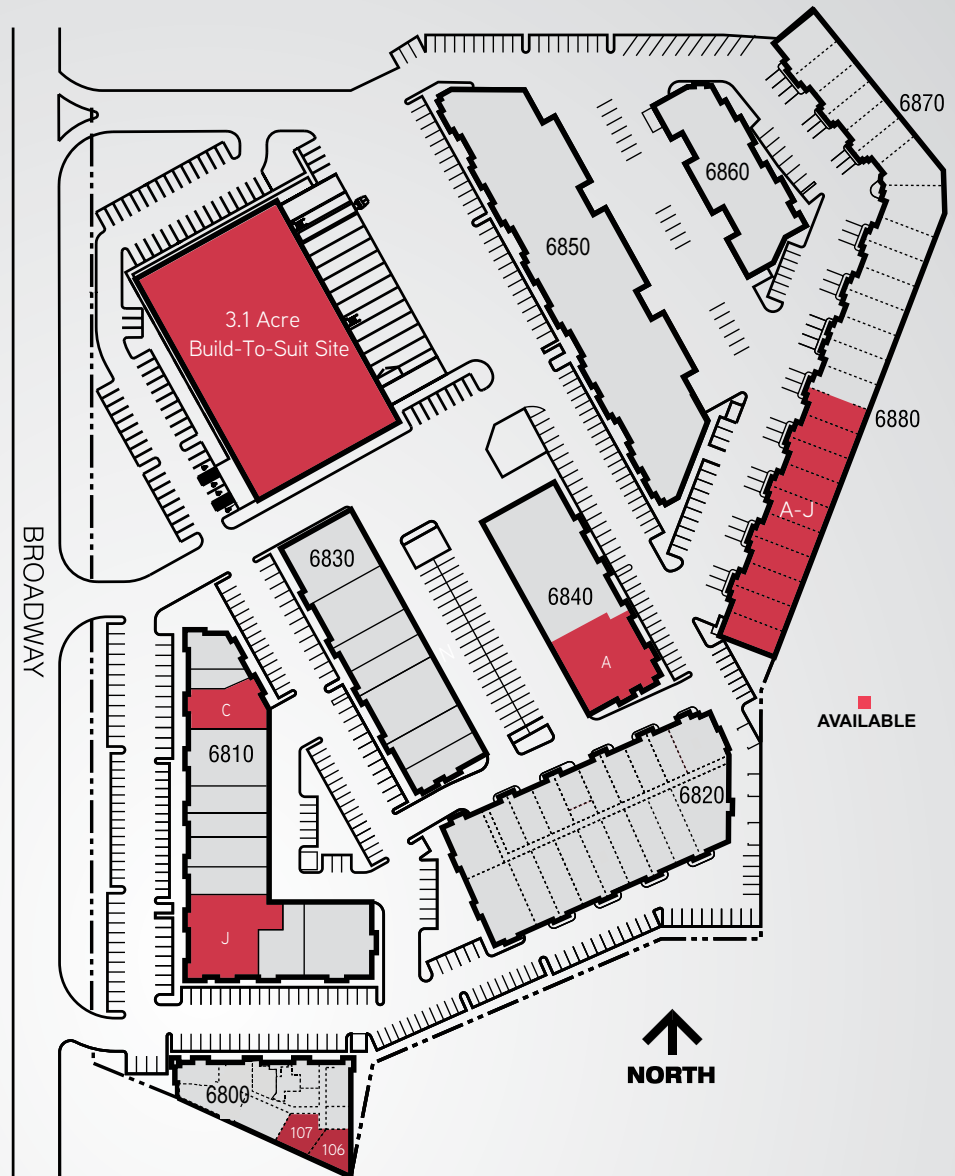
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Accelerating success.

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Contact Us

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CURRENTLY AVAILABLE

| BLDG. | SUITE | SIZE | LOADING | OFFICE | RATE |
|-------|---------|-----------------|-----------------------|--------|------------------|
| BTS | N/A | 35,250 SF | Drive-In Dock High | BTS | Negotiable |
| 6800 | 106-107 | 3,329 SF | N/A | 100% | \$10.00/SF NNN |
| 6810 | C | 2,837 SF | 1 Drive-In | 30% | \$9.50/SF NNN |
| 6810 | J | 5,746 SF | 1 Drive-In | 60% | \$9.00/SF NNN |
| 6840 | A | 6,908 SF | 2 Drive-Ins | 40% | \$9.00/SF NNN |
| 6880 | A-J | 2,655-16,364 SF | Drive-In | TBD | Subject to Quote |