



Colliers

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# Clear Creek Business Center

6870 N. BROADWAY | UNITS C&D | DENVER, CO 80221



## Building Information

- › Space Available: 2,070 SF
- › Available: Immediately
- › Office: 25%
- › 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: \$11.50/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](http://www.clearcreekleasing.com)*

T.J. SMITH, SIOR  
303 283 4576  
[tj.smith@colliers.com](mailto:tj.smith@colliers.com)

MATT KEYERLEBER  
720 284 7100  
[matt.keyerleber@colliers.com](mailto:matt.keyerleber@colliers.com)

Accelerating success.

Clear Creek Business Park  
6870 N. Broadway  
Units C&D  
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](http://www.colliers.com)

