



Colliers

OFFICE SPACE  
FOR LEASE

# Clear Creek Business Center

6800 N. BROADWAY | UNIT 106-107 | DENVER, CO 80221



## Building Information

- › Space Available: 3,329 SF
- › Available: Immediately
- › Office: 100%
- › Lease Rate: \$10.00/SF NNN
- › 2022 Est. Expenses: \$6.78/SF (Includes prorata share of utilities and common restroom)
- › Power: 100 Amp, 120/208 Volt, 3-Phase (to be verified)
- › Zoning: PUD
- › Parking: 2.7:1,000 SF parking ratio
- › Sprinkler: No

## 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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