#### OFFICE/WAREHOUSE SPACE FOR LEASE

# Clear Creek Business Center 6810 N. BROADWAY | UNIT G-H | DENVER, CO 80221



### **Building Information**

>	Space Available:	3,634 SF
>	Available:	May 1, 2022
>	Office:	50%
>	Zoning:	PUD
>	Parking:	2.7:1,000 SF parking ratio
>	Loading:	Two (2) Drive-In Doors
>	Sprinkler:	No
>	Lease Rate:	\$10.00/SF NNN
>	2022 Est. Op. Ex:	\$4.94/SF

## Highlights

> High speed Internet access available

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- > 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

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

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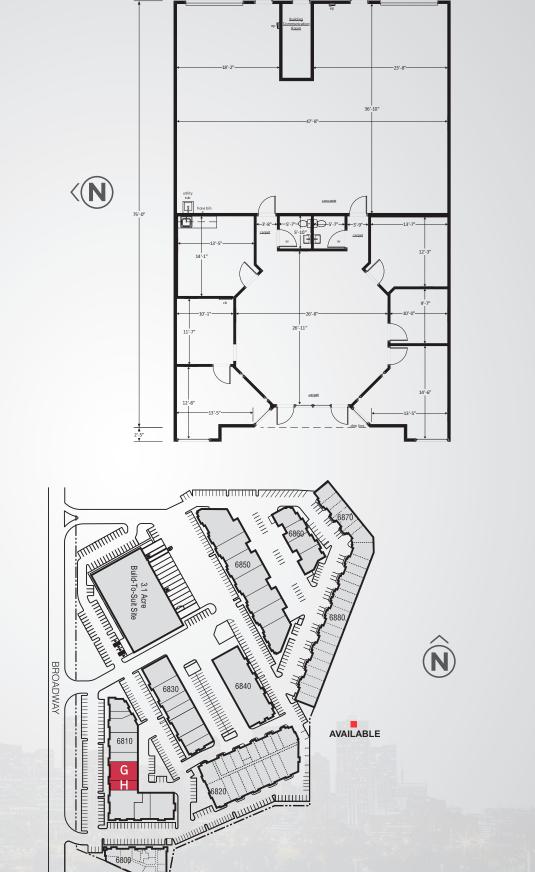
Clear Creek Business Park 6810 N. Broadway Unit G-H Denver, CO 80221

#### Contact Us

COLLIERS | DENVER 4643 South Ulster Street Suite 1000 Denver, CO 80237 MAIN +1 303 745 5800 FAX +1 303 745 5888

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10'x 10' drive-in overhead door 10'x 10' drive-in overhead door



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