

OFFICE/INDUSTRIAL SPACE  
FOR LEASE

# Clear Creek Business Center

6860 N. BROADWAY | UNITS A-C | DENVER, CO 80221

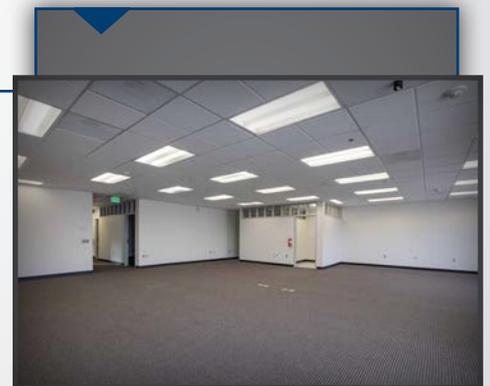
LAB INFRASTRUCTURE IN-PLACE



For more information please visit:  
[www.clearcreekleasing.com](http://www.clearcreekleasing.com)

## Building Information

- > Space Available: 7,990 SF
- > Zoning: PUD
- > Clear Height: 14'
- > Loading: Drive-In/Dock High
- > Parking: 2.7:1,000 SF parking ratio
- > Sprinkler: Yes
- > Lease Rate: \$12.00/SF NNN
- > 2022 Est. Op. Ex.: \$4.94/SF
- > Comments:
  - High speed Internet access available
  - Individual HVAC units
  - Highly visible and accessible at the confluence of I-25, US-36, and I-76
  - Responsive, professional management



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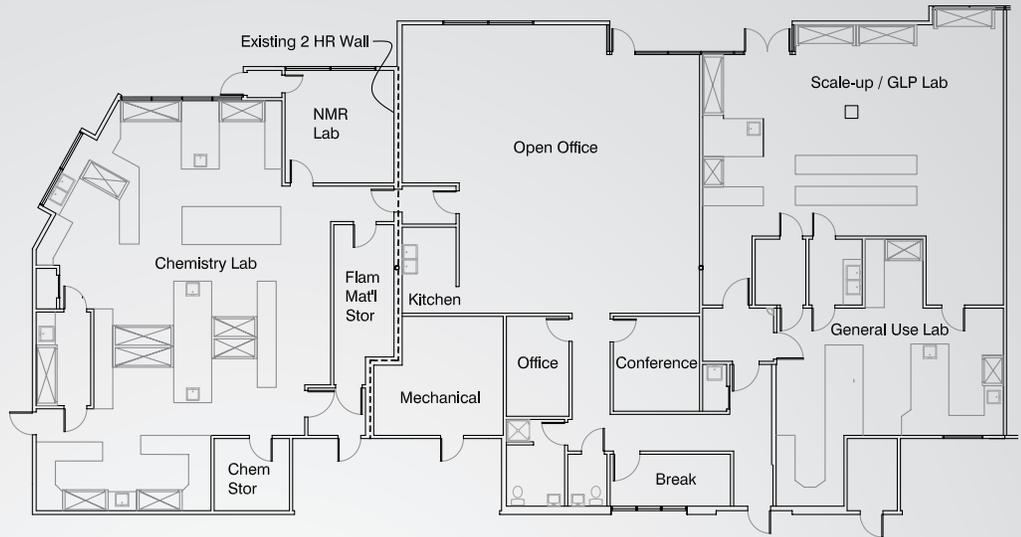
Clear Creek Business Park  
6860 N. Broadway  
Units A-C  
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BROKERAGE  
DISCLOSURE

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## Laboratory Specifications

### Chemistry Lab

- > ~2300 NSF
- > Nine (9) Benchtop Chemical Fume Hoods (CFHs) with cold water, electric, compressed air, nitrogen, natural gas and vacuum ranging in width from 6'-8'
- > Combinations of flammable and acid material storage and vacuum pump cabinets at each hood
- > Fixed casework with overhead shelves and cabinets
- > Infrastructure for two under counter dishwashers
- > Electrical raceways with duplex outlets 24" o.c., 2-3 outlets per 20A circuit
- > Nitrogen, cup sinks and compressed air liberally distributed throughout the lab
- > CTU equipment zone

### General Use Lab

- > ~800 NSF
- > Two (2) benchtop CFHs with cold water, electric and nitrogen gas supply
- > Flammable material storage at each hood
- > Electrical raceways with duplex outlets 24" o.c., 2- outlets per 20A circuit
- > Open bench space for equipment
- > Small adjacent glasswash room

### Scale-Up Lab

- > ~1,225 NSF
- > Three (3) full height floor mounted CFHs with cold water and electric
- > Two (2) benchtop CFHs with cold water and electric
- > Flammable material storage at each hood
- > Fixed casework with overhead shelves/cabinets
- > Open floor space for mobile equipment 120v and 240v electrical supply
- > Equipment benches with easy access to the rear of the equipment
- > CTU equipment zone

### NMR Room

- > FM-200 fire suppression system
- > 120v and 240v electrical supply

### Flammable Materials Storage Room

- > Designed for centralized waste collection
- > Chemical based fire suppression