#### OFFICE/WAREHOUSE SPACE FOR LEASE

# Clear Creek Business Center 6880 N. BROADWAY | UNITS A-J | DENVER, CO 80221



### **Building Information**

>	Space Available:	4,220 SF - 16,364 SF
>	Available:	60 Days
>	Office:	TBD
>	Zoning:	PUD
>	Loading:	Drive-In
>	Sprinkler:	Yes
>	Lease Rate:	Subject to Quote
>	2022 Est. Expenses:	\$4.94/SF

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

## Highlights

> Former pharmaceutical lab space

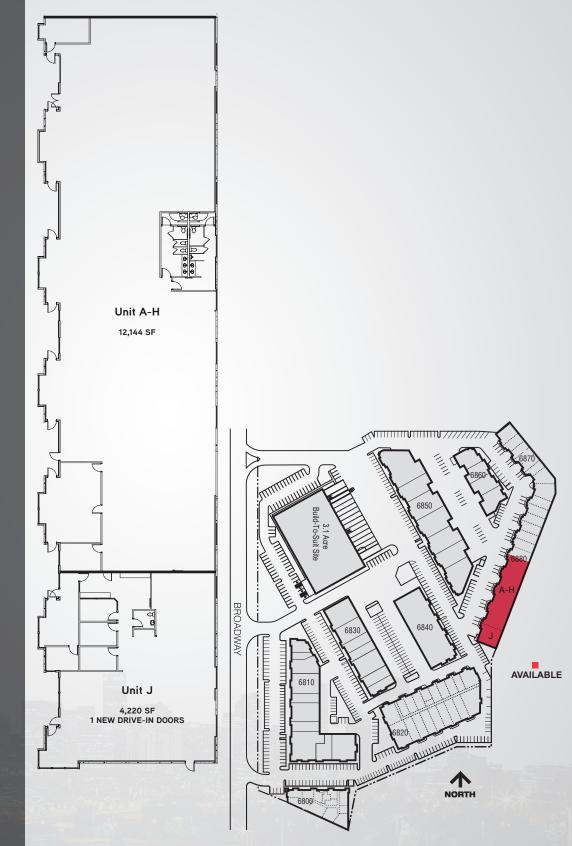
Colliers

- > 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

Accelerating success.

Clear Creek Business Park 6880 N. Broadway Units A-J Denver, CO 80221

Units A-J 4,220 SF - 16,364 SF



### 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





BROKERAGE DISCLOSURE

This document has been prepared by Colliers for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.