

LAND FOR LEASE/BUILD-TO-SUIT

Clear Creek Business Center

6800-6880 N. BROADWAY | DENVER, CO 80221

BOULDER TURNPIKE / US 36

270

W. 70TH AVENUE

CLEAR CREEK
BUSINESS CENTER

25

Building Information

- › Space Available: 3.1 Acres (Land)
- › Lease Rate: Negotiable
- › Comments:
 - Ability to accommodate a single story building totaling approximately 35,250 SF
 - 24' clear ceiling height
 - Up to 13 loading doors possible
 - ESFR
 - Skylights throughout warehouse space
 - Floor-to-ceiling glazing at office locations
 - 2.2:1,000 SF parking ratio
 - Possible to lease excess parking or yard

Highlights

- › Highly visible and accessible at the confluence I-25, US-36, and I-76
- › Responsive, professional management
- › BTS office

For more information please visit:
www.clearcreekleasing.com

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Accelerating success.

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