



Colliers

OFFICE/INDUSTRIAL SPACE
FOR LEASE

Clear Creek Business Center

6800-6880 N. BROADWAY | DENVER, CO 80221



Building Information

- › Loading: 10' x 10' Drive-Ins
- › Clear Height: 14'-16'
- › Parking: 2.7:1,000 SF parking ratio
- › Sprinkler: Yes
- › Lease Rate: Negotiable
- › Comments:
 - Prime 3.1 acre site available at entry for a build-to-suit development up to 35,250 SF
 - Flexible designs for a wide range of small to large users
 - Single-story design

Highlights

- › Eight (8) high-quality buildings
- › 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

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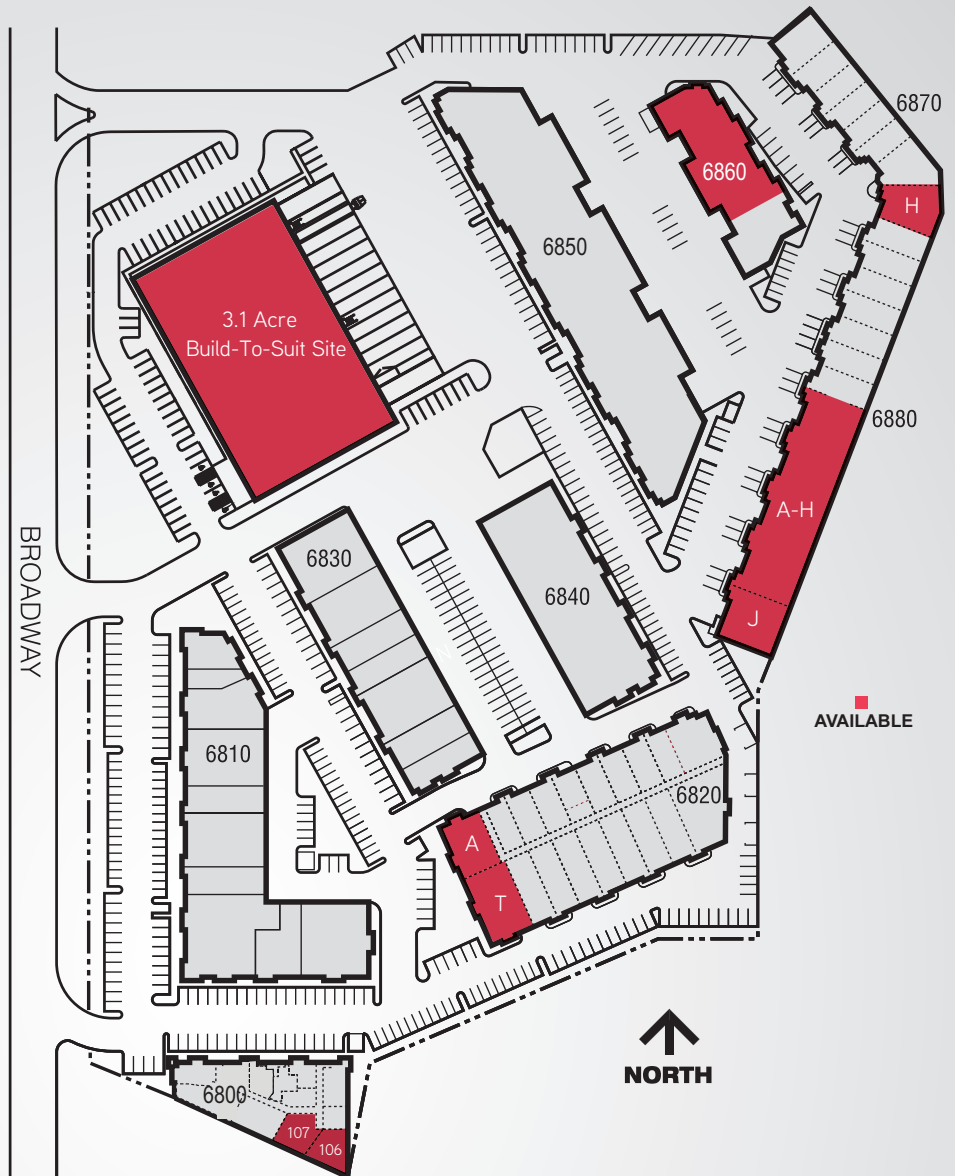
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Accelerating success.

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Contact Us

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CURRENTLY AVAILABLE

| BLDG. | SUITE | SIZE | LOADING | OFFICE | RATE |
|-------|---------|-----------------|-----------------------|--------|------------------|
| BTS | N/A | 35,250 SF | Drive-In Dock High | BTS | Negotiable |
| 6800 | 106-107 | 3,329 SF | N/A | 100% | \$10.00/SF NNN |
| 6820 | A | 2,174 SF | N/A | 100% | \$10.50/SF NNN |
| 6820 | T | 3,176 SF | Drive-In | 80% | \$10.00/SF NNN |
| 6860 | A-C | 7,990 SF | Drive-In Dock High | TBD | \$12.00/SF NNN |
| 6870 | H | 2,006 SF | Drive-In | 50% | \$10.00/SF NNN |
| 6880 | A-J | 4,220-16,364 SF | Drive-In | TBD | Subject to Quote |



BROKERAGE
DISCLOSURE