OFFICE/INDUSTRIAL SPACE FOR LEASE

Clear Creek Business Center

6800-6880 N. BROADWAY | DENVER, CO 80221



Building Information

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10' x 10' Drive-Ins

Clear Height:

> Parking:

Sprinkler: \rangle

- Lease Rate: >
- Comments: >

- 14'-16'
 - 2.7:1,000 SF parking ratio

Yes

- Negotiable
 - Prime 3.1 acre site available at entry for a build-tosuit 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

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- Individual HVAC units
- Highly visible and accessible and I-76
- Responsive, professional management
- *For more information please visit:* www.clearcreekleasing.com

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Accelerating success.

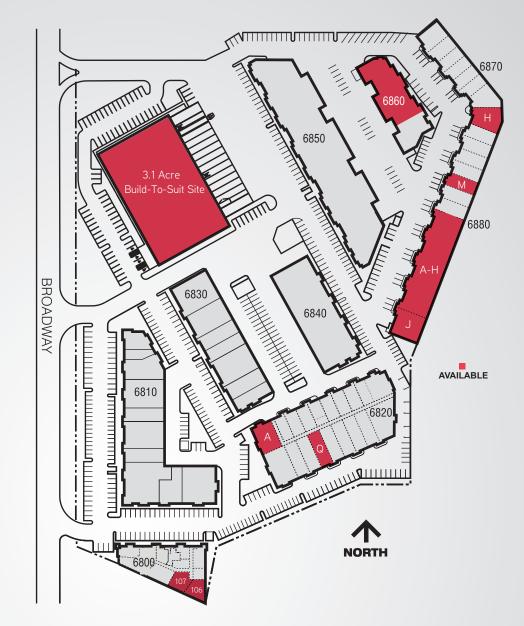
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Contact Us

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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	А	2,174 SF	N/A	100%	\$10.50/SF NNN		
6820	Q	1,694 SF	Drive-In	20%	\$10.00/SF NNN		
6860	A-C	7,990 SF	Drive-In Dock High	TBD	\$12.00/SF NNN		
6870	Н	2,006 SF	Drive-In	50%	\$10.00/SF NNN		
6870	М	1,635 SF	Drive-In	N/A	\$10.00/SF NNN		
6880	A-J	4,220-16,364 SF	Drive-In	TBD	Subject to Quote		



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