

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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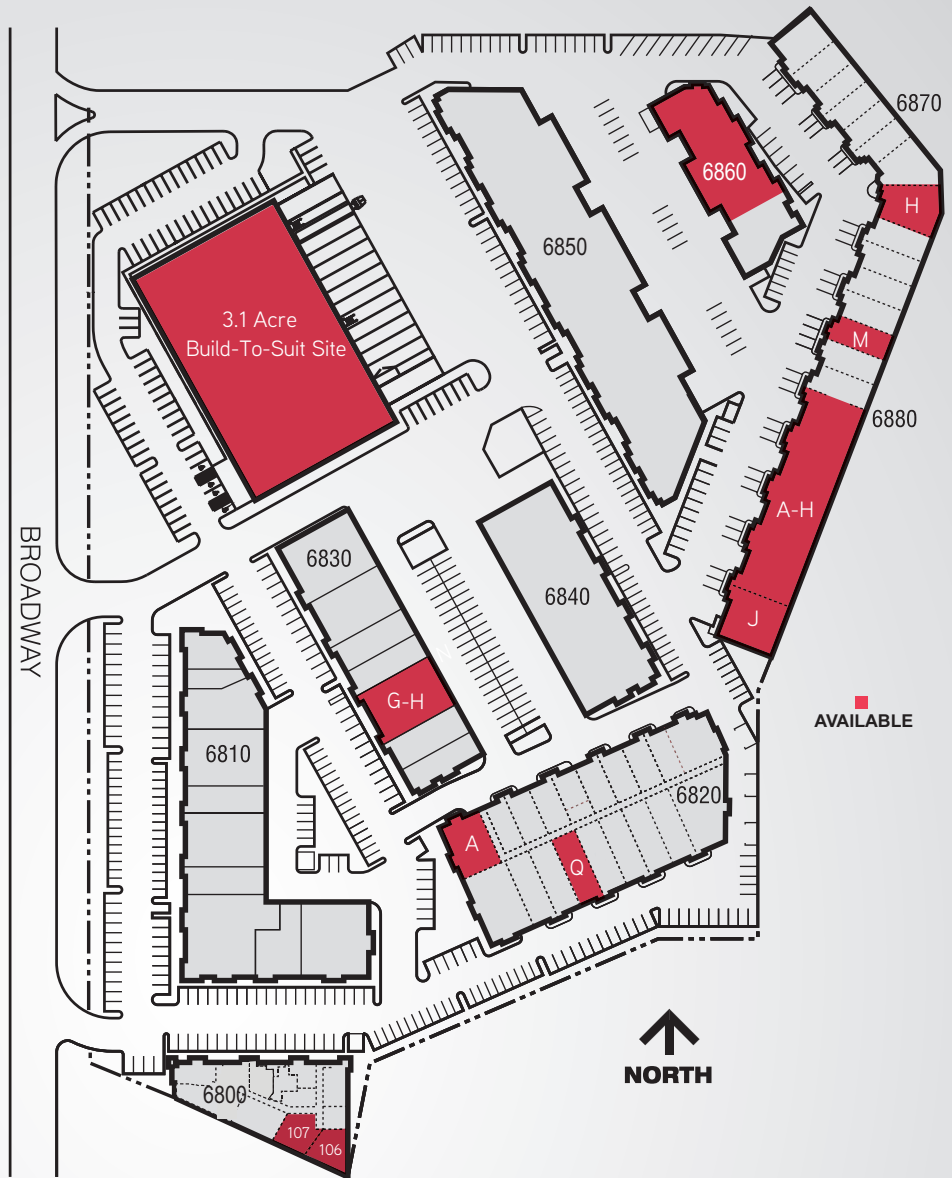
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Accelerating success.

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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	Q	1,694 SF	Drive-In	20%	\$10.00/SF NNN
6830	G-H	3,788 SF	Drive-In	50%	\$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
6870	M	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



BROKERAGE
DISCLOSURE