



Colliers

OFFICE/INDUSTRIAL SPACE
FOR LEASE

Clear Creek Business Center

6860 N. BROADWAY | UNITS A-C | DENVER, CO 80221

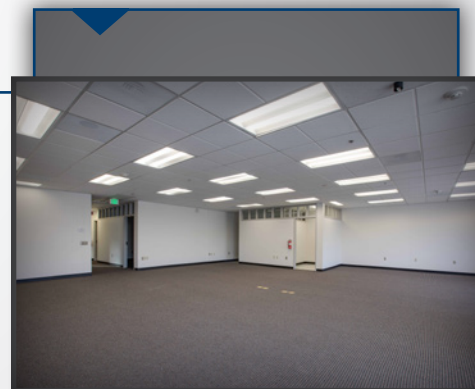
LAB INFRASTRUCTURE IN-PLACE



For more information please visit:
www.clearcreekleasing.com

Building Information

- › Space Available: 7,990 SF
- › Zoning: PUD
- › Clear Height: 14'
- › Loading: Drive-In/Dock High
- › Parking: 2.7:1,000 SF parking ratio
- › Sprinkler: Yes
- › Lease Rate: \$12.00/SF NNN
- › Est. Op. Ex.: \$4.94/SF
- › Comments:
 - High speed Internet access available
 - Individual HVAC units
 - Highly visible and accessible at the confluence of I-25, US-36, and I-76
 - Responsive, professional management



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Accelerating success.

Clear Creek Business Park
6860 N. Broadway
Units A-C
Denver, CO 80221

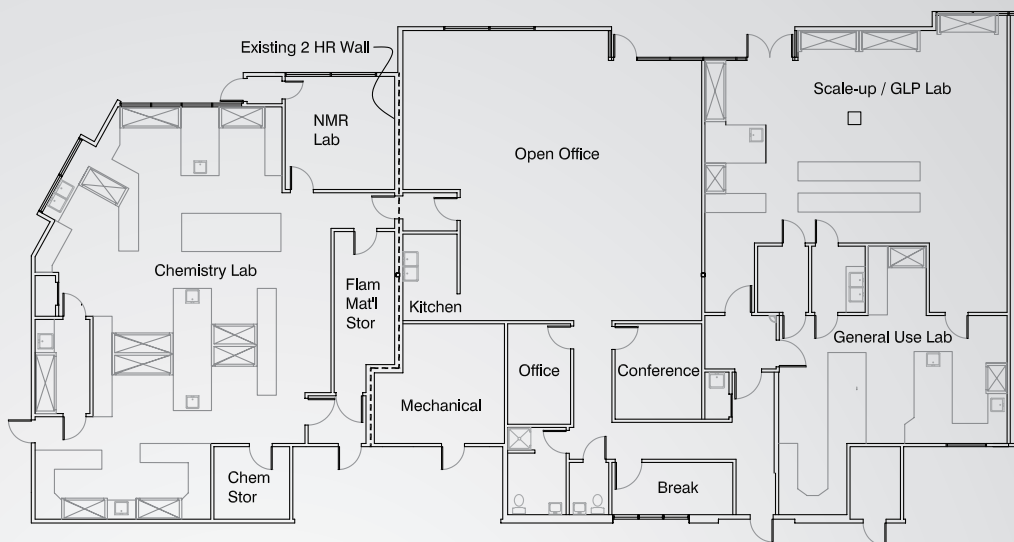


**BROKERAGE
DISCLOSURE**

Contact Us

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Laboratory Specifications

Chemistry Lab

- ~2300 NSF
- Nine (9) Benchtop Chemical Fume Hoods (CFHs) with cold water, electric, compressed air, nitrogen, natural gas and vacuum ranging in width from 6'-8'
- Combinations of flammable and acid material storage and vacuum pump cabinets at each hood
- Fixed casework with overhead shelves and cabinets
- Infrastructure for two under counter dishwashers
- Electrical raceways with duplex outlets 24" o.c., 2-3 outlets per 20A circuit
- Nitrogen, cup sinks and compressed air liberally distributed throughout the lab
- CTU equipment zone

General Use Lab

- ~800 NSF
- Two (2) benchtop CFHs with cold water, electric and nitrogen gas supply
- Flammable material storage at each hood
- Electrical raceways with duplex outlets 24" o.c., 2- outlets per 20A circuit
- Open bench space for equipment
- Small adjacent glasswash room

Scale-Up Lab

- ~1,225 NSF
- Three (3) full height floor mounted CFHs with cold water and electric
- Two (2) benchtop CFHs with cold water and electric
- Flammable material storage at each hood
- Fixed casework with overhead shelves/ cabinets
- Open floor space for mobile equipment 120v and 240v electrical supply
- Equipment benches with easy access to the rear of the equipment
- CTU equipment zone

NMR Room

- FM-200 fire suppression system
- 120v and 240v electrical supply

Flammable Materials Storage Room

- Designed for centralized waste collection
- Chemical based fire suppression