

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](http://www.clearcreekleasing.com)

T.J. SMITH, SIOR  
303 283 4576  
[tj.smith@colliers.com](mailto:tj.smith@colliers.com)

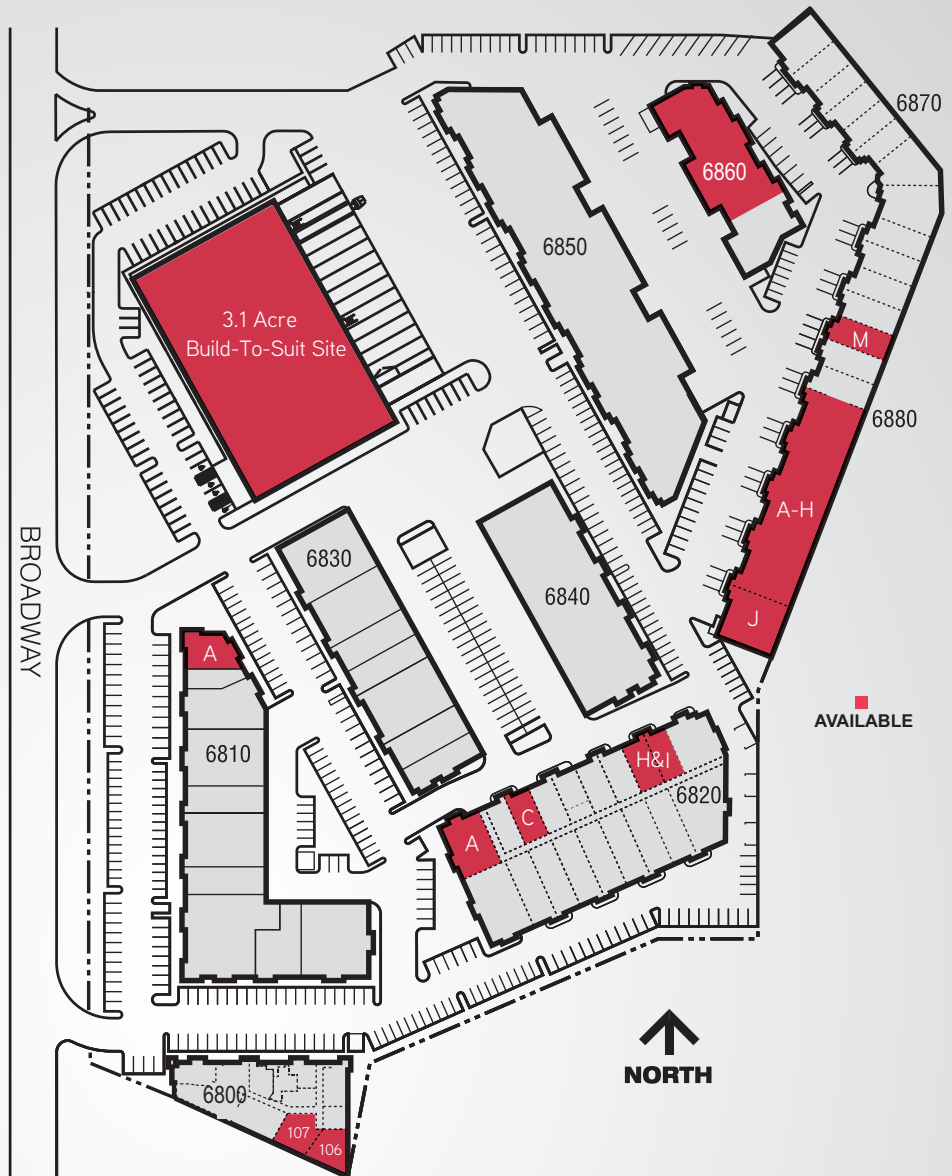
MATT KEYERLEBER  
720 284 7100  
[matt.keyerleber@colliers.com](mailto:matt.keyerleber@colliers.com)

Accelerating success.

Clear Creek Business Center  
6800-6880 N. Broadway  
Denver, CO 80221

## Contact Us

COLLIERS | DENVER  
4643 South Ulster Street  
Suite 1000  
Denver, CO 80237  
MAIN +1 303 745 5800  
FAX +1 303 745 5888  
[www.colliers.com/denver](http://www.colliers.com/denver)



### 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
6810	A	1,462 SF	N/A	100%	\$10.00/SF NNN
6820	A	2,174 SF	N/A	100%	\$10.50/SF NNN
6820	C	1,075 SF	Drive-In	50%	\$10.50/SF NNN
6820	H&I	2,336 SF	Drive-In	50%	\$10.00/SF NNN
6860	A-C	7,990 SF	Drive-In Dock High	TBD	\$12.00/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