

LAND FOR LEASE/BUILD-TO-SUIT

Clear Creek Business Center

6800-6880 N. BROADWAY | DENVER, CO 80221

BOULDER TURNPIKE / US 36



W. 70TH AVENUE



CLEAR CREEK
BUSINESS CENTER

Building Information

- > Space Available: 3.1 Acres (Land)
- > Lease Rate: Negotiable
- > Comments:
 - Ability to accommodate a single story building totaling approximately 35,250 SF
 - 24' clear ceiling height
 - Up to 13 loading doors possible
 - ESFR
 - Skylights throughout warehouse space
 - Floor-to-ceiling glazing at office locations
 - 2.2:1,000 SF parking ratio
 - **Possible to lease excess parking or yard**

Highlights

- > Highly visible and accessible at the confluence I-25, US-36, and I-76
- > Responsive, professional management
- > BTS office

For more information please visit:
www.clearcreekleasing.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

Accelerating success.

Clear Creek Business Park
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



BROKERAGE
DISCLOSURE