



Colliers

OFFICE/WAREHOUSE SPACE
FOR LEASE

Clear Creek Business Center

6820 N. BROADWAY | UNIT R & S | DENVER, CO 80221



Building Information

- › Space Available: 3,390 SF
- › Available: February 1, 2024
- › Office: 70%
- › Loading: One (1) Drive-In
- › Power: 100 Amp, 120/208 volt, 3-Phase (to be verified)
- › Zoning: PUD
- › Parking: 2.7:1,000 SF parking ratio
- › Lease Rate: \$10.00/SF NNN
- › Est. Expenses: \$5.61/SF

Highlights

- › 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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Accelerating success.

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DISCLOSURE

