



Colliers

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# Clear Creek Business Center

6850 N. BROADWAY | UNIT A & B | DENVER, CO 80221



## Building Information

- › Space Available: 3,697 - 8,294 SF
- › Available: 30 Days
- › Office: Varies
- › Zoning: PUD
- › Loading (total): Two (2) Drive-Ins and Two (2) Dock High Doors
- › Sprinkler: Yes
- › Lease Rate: \$11.50-12.50/SF NNN
- › Est. Op. Ex: \$6.28/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](http://www.clearcreekleasing.com)

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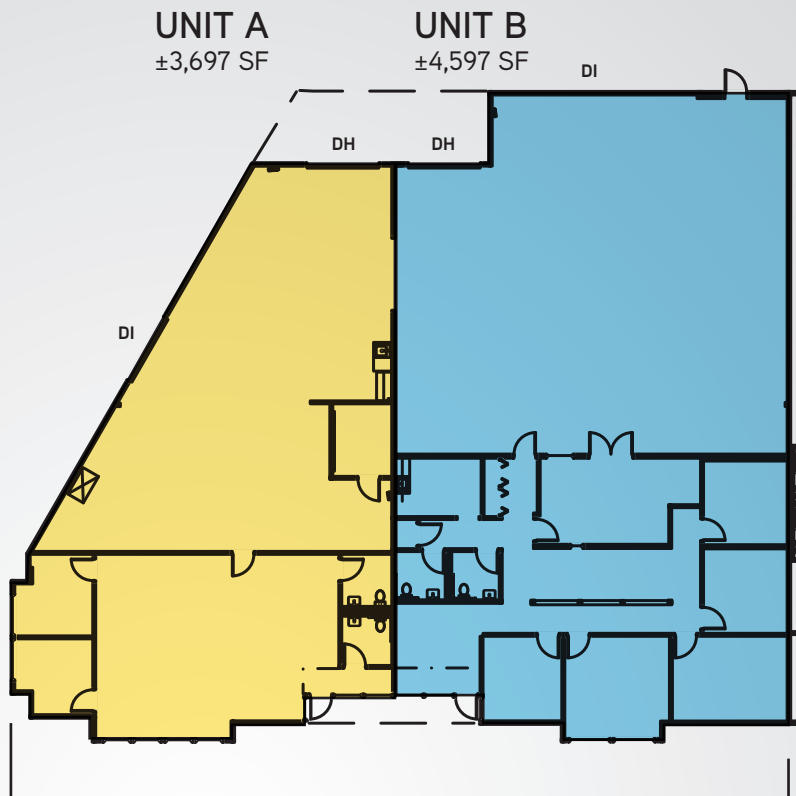
Accelerating success.

Clear Creek Business Park  
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## Contact Us

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[www.colliers.com](http://www.colliers.com)



8,294 SF

\*DIVISIBLE TO 3,697 SF OR 4,597 SF

