

OFFICE/WAREHOUSE SPACE  
FOR SUBLEASE

# Clear Creek Business Center

6830 N. BROADWAY | UNIT G-H | DENVER, CO 80221

## Building Information

- > Space Available: 3,788 SF
- > Available: 30 Days
- > Office: 50%
- > Power: 100 Amp, 120/208 volt, 3-Phase (to be verified)
- > Zoning: PUD
- > Loading: Two (2) Drive-In Doors
- > Parking: 2.7:1,000 SF parking ratio
- > Lease Rate: \$10.50/SF NNN
- > Est. Expenses: \$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)

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)

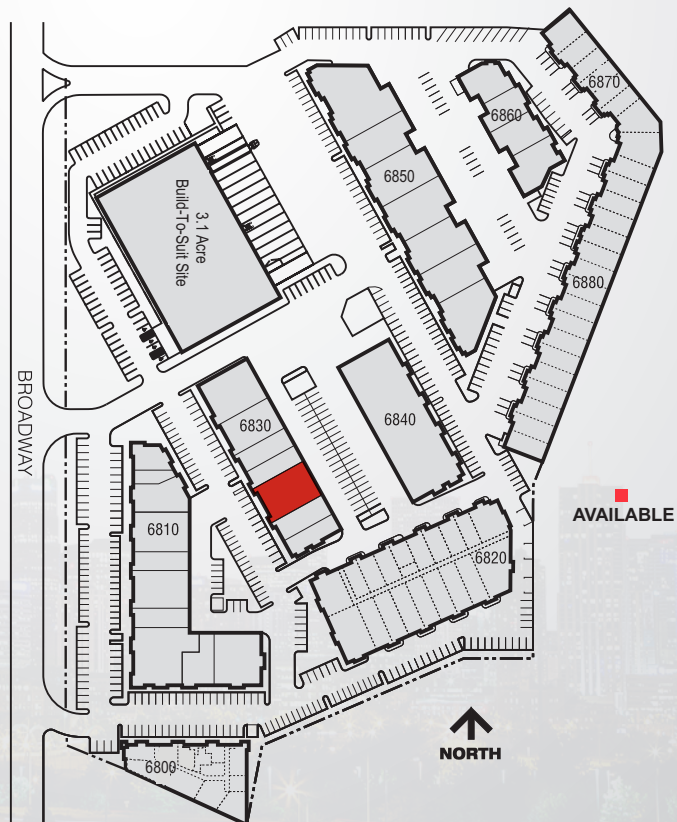
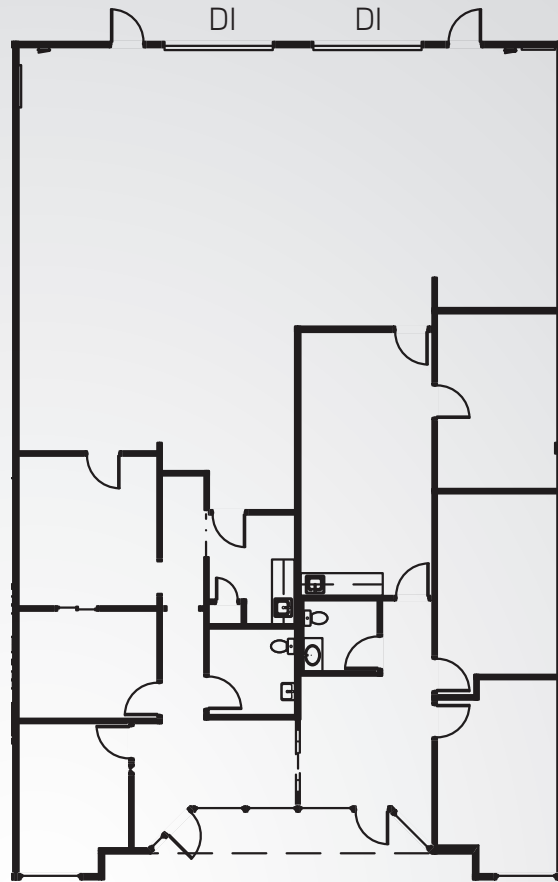
Accelerating success.

Clear Creek Business Park  
6830 N. Broadway  
Unit G-H  
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](http://www.colliers.com)



BROKERAGE  
DISCLOSURE