

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

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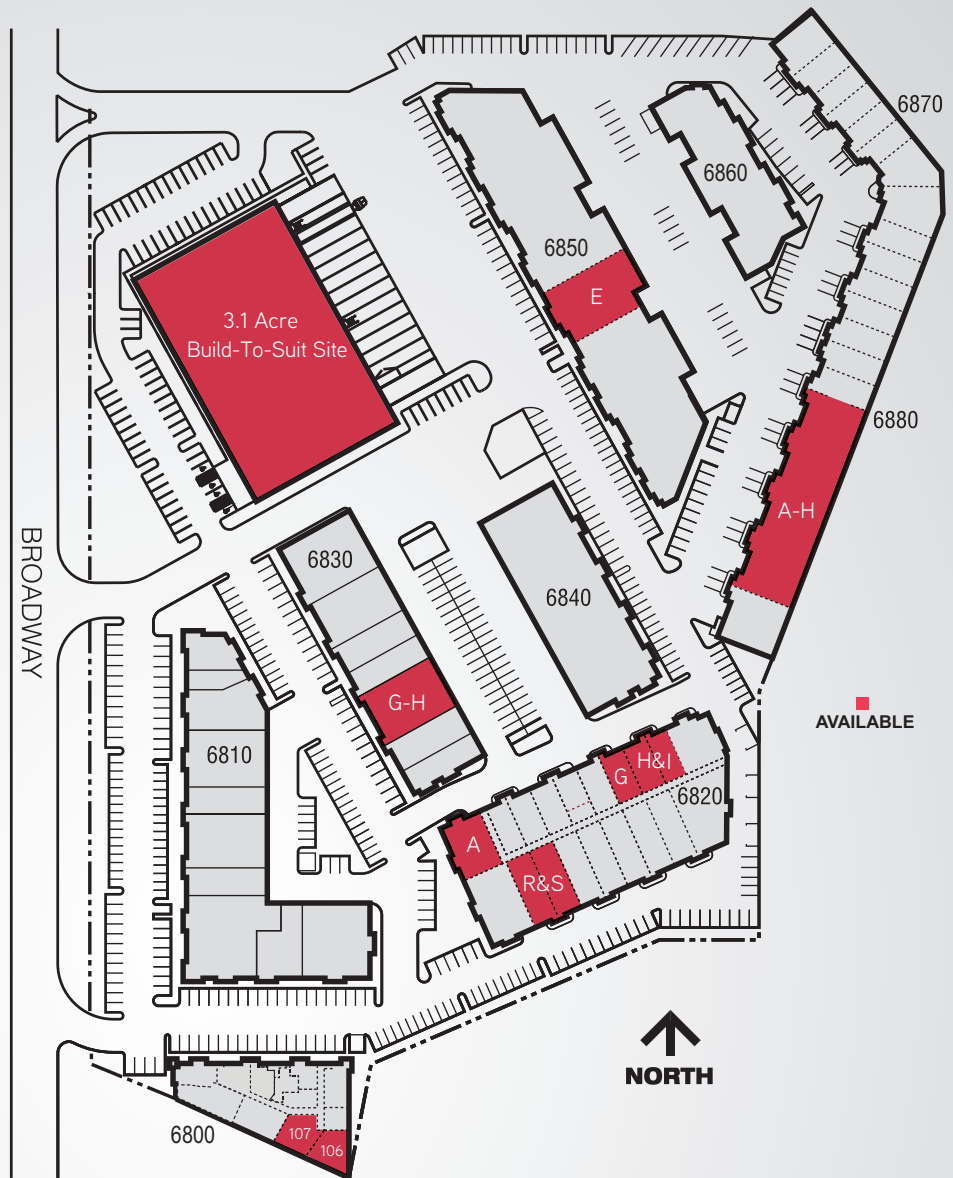
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Accelerating success.

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Contact Us

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CURRENTLY AVAILABLE					
BLDG.	SUITE	SIZE	LOADING	OFFICE	RATE
BTS	N/A	35,250 SF	N/A	BTS	Negotiable
6800	106-107	3,329 SF	N/A	100%	\$10.00/SF NNN
6820	A	2,174 SF	N/A	100%	\$10.50/SF NNN
6820	G	1,066 SF	Drive-In	20%	\$12.50/SF NNN
6820	H&I	2,336 SF	Drive-In	75%	\$10.00/SF NNN
6820	R&S	3,390 SF	Drive-In	70%	\$10.00/SF NNN
6830	G-H	3,788 SF	Drive-In	50%	\$10.50/SF NNN
6850	E	5,086 SF	Drive-In & Dock High	25%	\$11.00/SF NNN
6880	A-H	3,087-13,560 SF	Drive-In	TBD	Subject to Quote



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