

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# 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)

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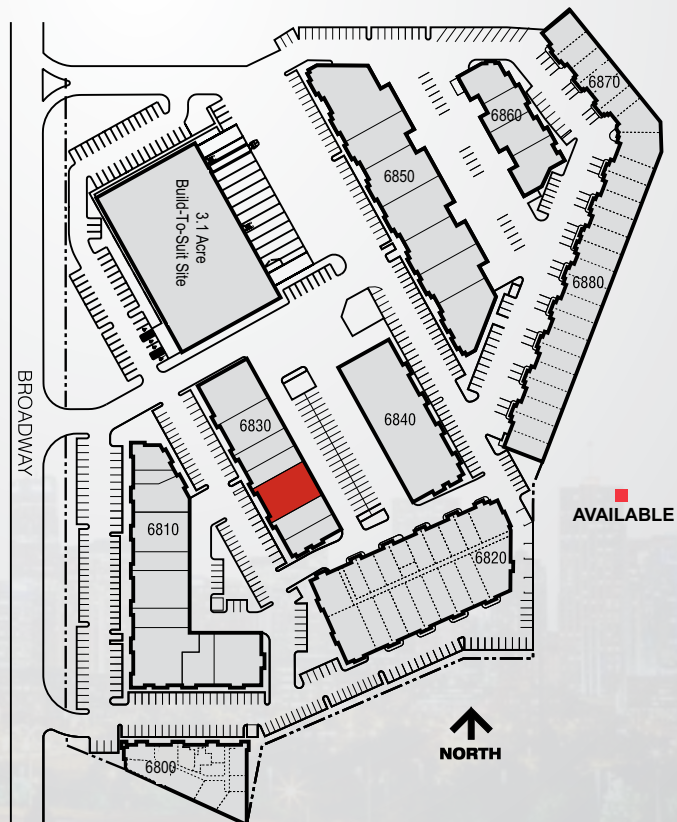
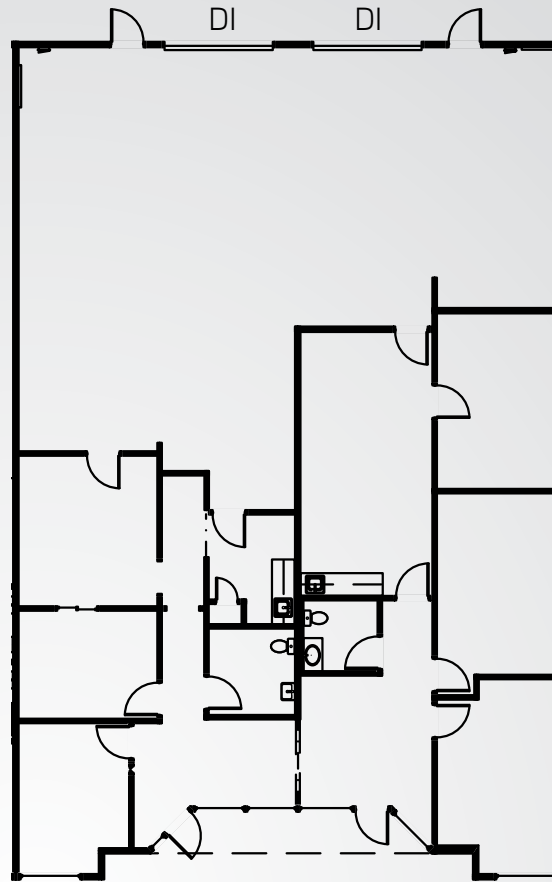
Accelerating success.

Clear Creek Business Park  
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