

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# Clear Creek Business Center

6870 N. BROADWAY | UNIT H | DENVER, CO 80221



## Building Information

- › Space Available: 2,006 SF
- › Available: Immediately
- › Office: 50%
- › Zoning: PUD
- › Loading: One (1) Drive-In
- › Sprinkler: No
- › Lease Rate: \$11.00/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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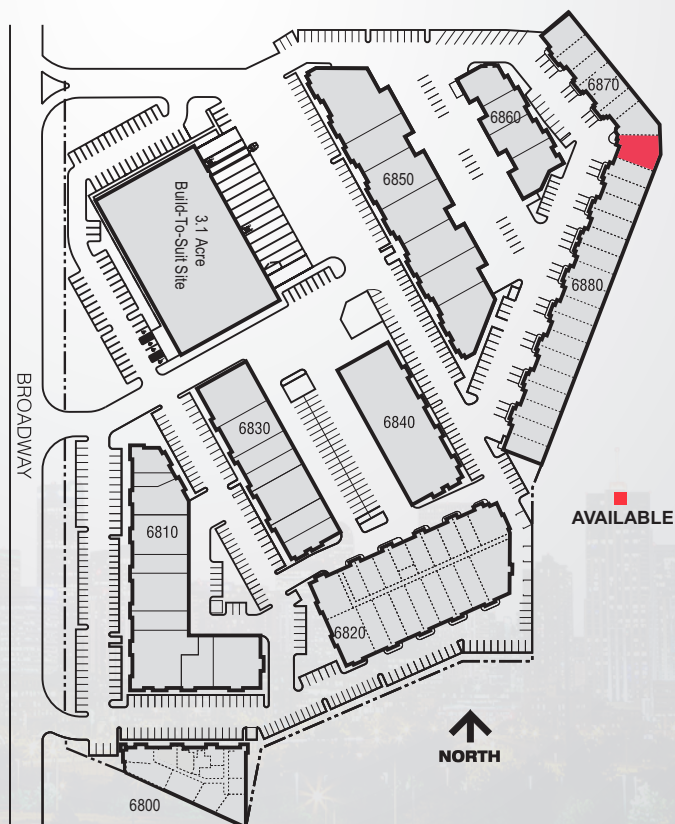
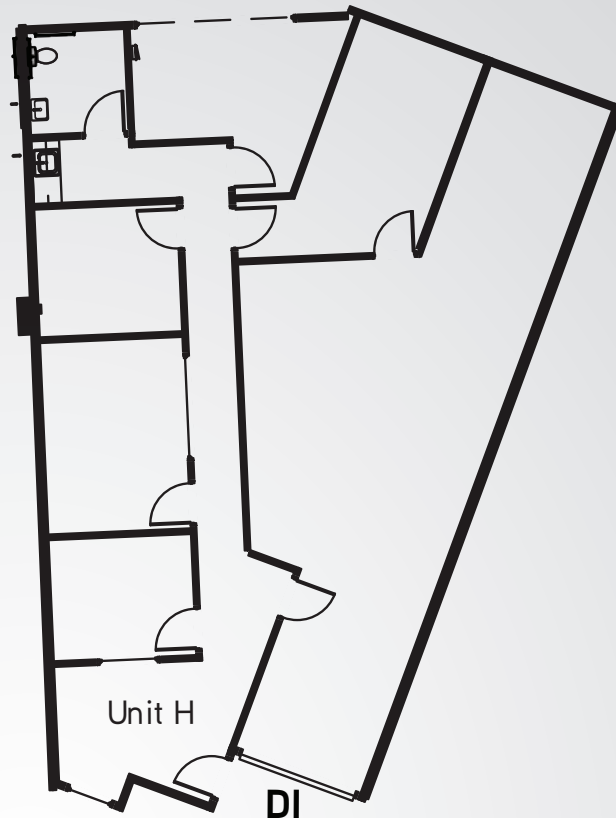
Accelerating success.

Clear Creek Business Park  
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Denver, CO 80221

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