



Colliers

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](http://www.clearcreekleasing.com)

T.J. SMITH, SIOR  
303 283 4576  
tj.smith@colliers.com

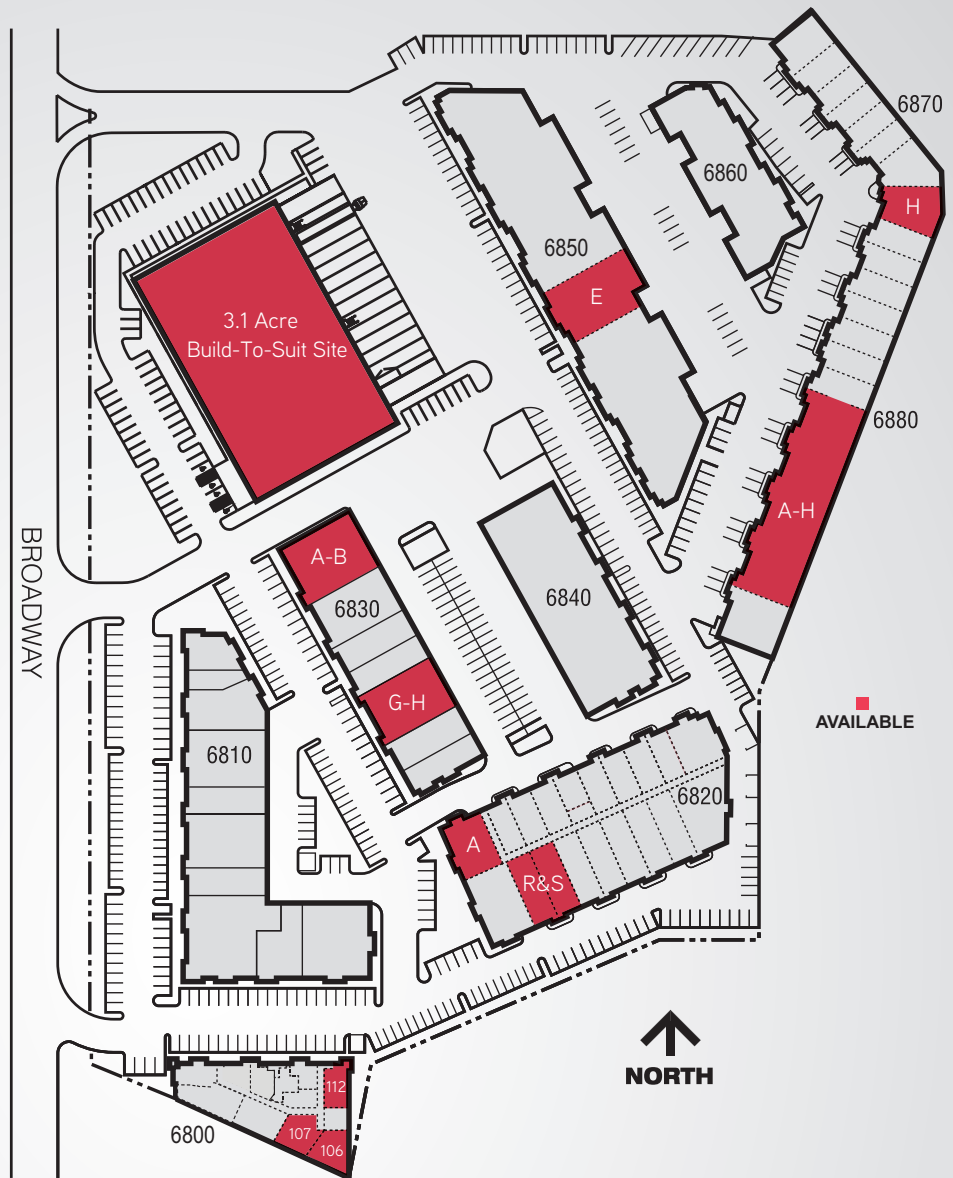
MATT KEYERLEBER  
720 284 7100  
matt.keyerleber@colliers.com

Accelerating success.

Clear Creek Business Center  
 6800-6880 N. Broadway  
 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  
[colliers.com/denver](http://colliers.com/denver)



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
6800	112	1,656 SF	N/A	100%	\$12.00/SF NNN
6820	A	2,174 SF	N/A	100%	\$10.50/SF NNN
6820	R&S	3,390 SF	Drive-In	70%	\$10.00/SF NNN
6830	A-B	3,788 SF	Drive-In & Dock High	50%	\$10.50/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
6870	H	2,006 SF	Drive-In	50%	\$11.00/SF NNN
6880	A-H	3,087-13,560 SF	Drive-In	TBD	Subject to Quote



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