



# Office Space For Lease

## Building 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)

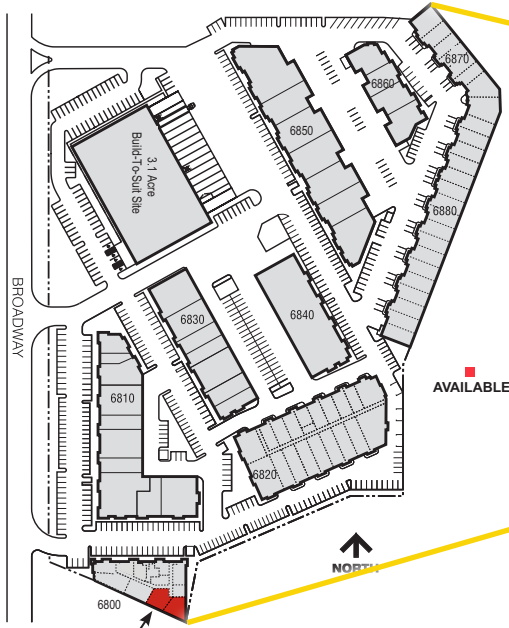
## Clear Creek Business Center

6800 N. Broadway | 106-107 | Denver, CO 80221

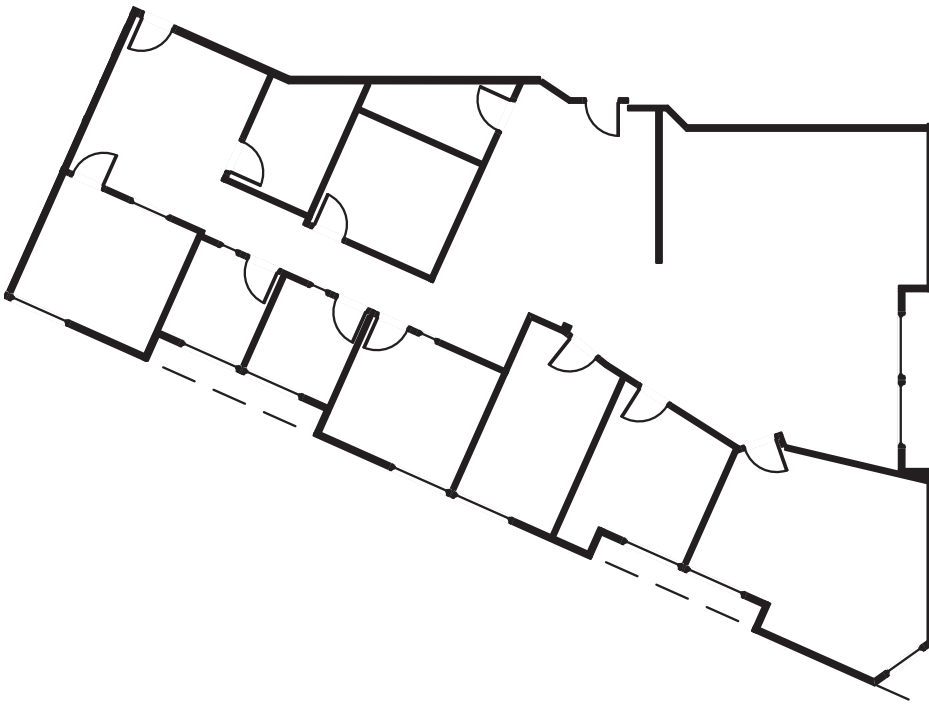
### Suite Information

Unit:	106-107
Size:	3,329 SF
Office:	100%
Loading:	One (1) Drive-In
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$9.00/SF (Includes prorata share of utilities and common restroom)
Power:	100 Amp, 120/208 Volt, 3-Phase (TBV)
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	Immediately

# For Lease



## Floor Plan | 106-107



### Contact us:

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