



# 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)

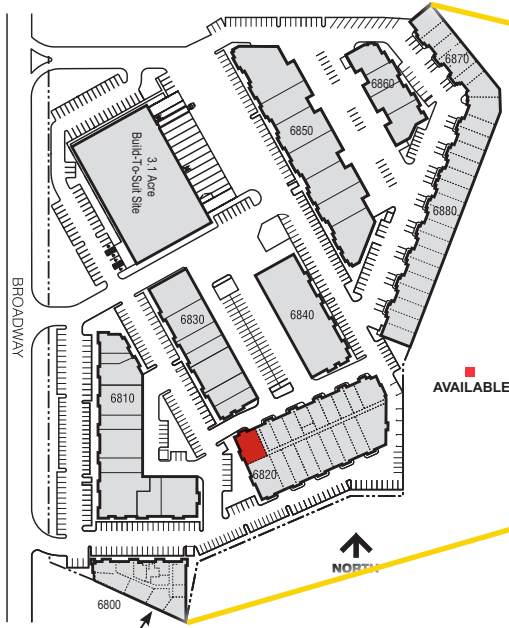
# Clear Creek Business Center

6820 N. Broadway | A | Denver, CO 80221

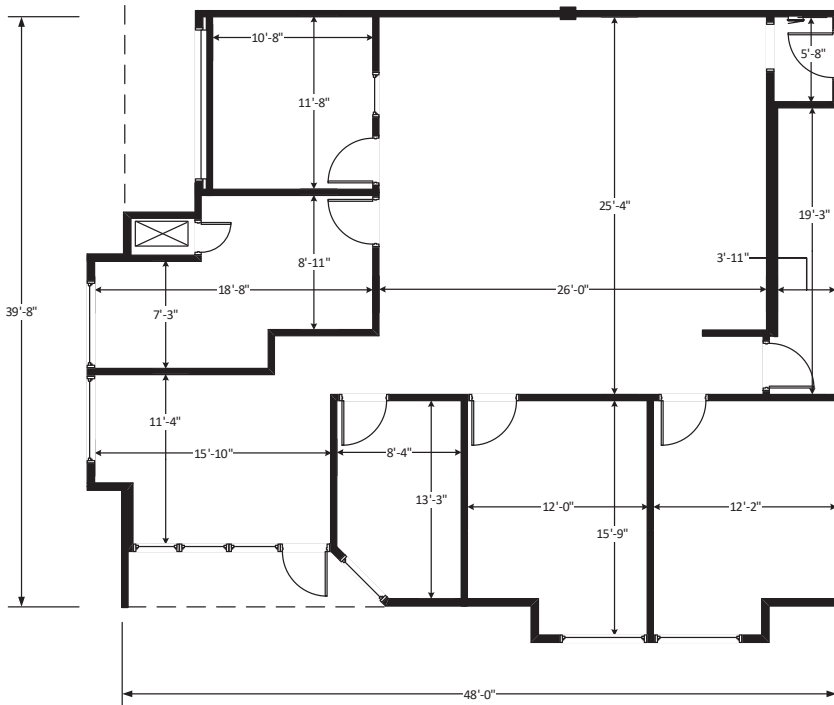
## Suite Information

Unit:	A
Size:	2,174 SF
Office:	100%
Lease Rate:	\$10.50/SF NNN
Est. 2025 Op. Ex.:	\$7.00/SF
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 | A



### Contact us:

**T.J. Smith, SIOR**

Principal  
+1 303 283 4576  
tj.smith@colliers.com

**Matt Keyerleber**

Principal  
+1 720 284 7100  
matt.keyerleber@colliers.com



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### Colliers

4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888