



Office/Warehouse 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

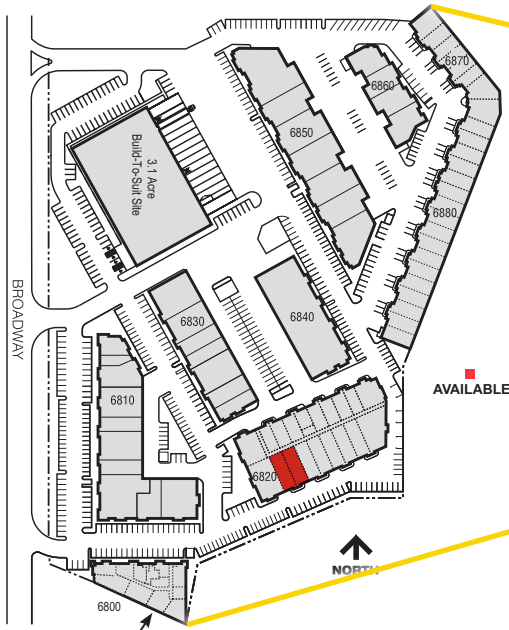
Clear Creek Business Center

6820 N. Broadway | R & S | Denver, CO 80221

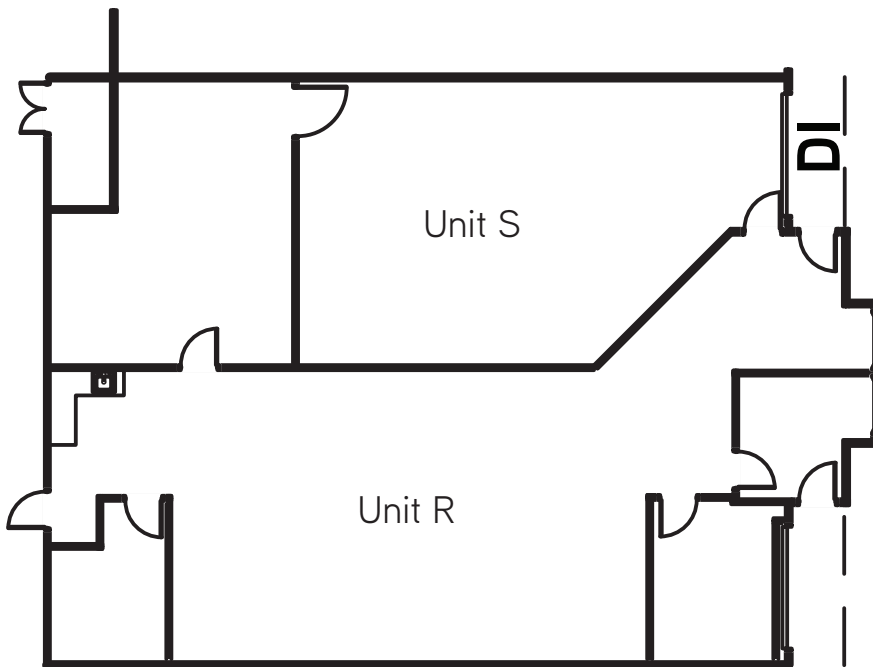
Suite Information

Unit:	R & S
Size:	3,390 SF
Office:	70%
Loading:	One (1) Drive-In
Lease Rate:	\$10.00/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 | R & S



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BROKERAGE
DISCLOSURE

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