



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

## Clear Creek Business Center

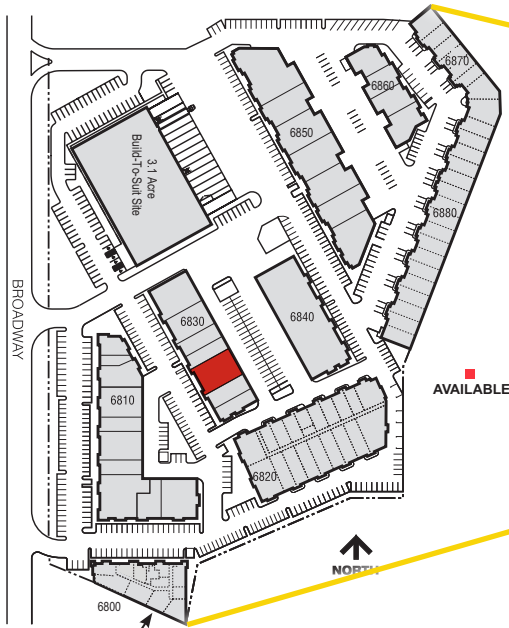
6830 N. Broadway | G-H | Denver, CO 80221

### Suite Information

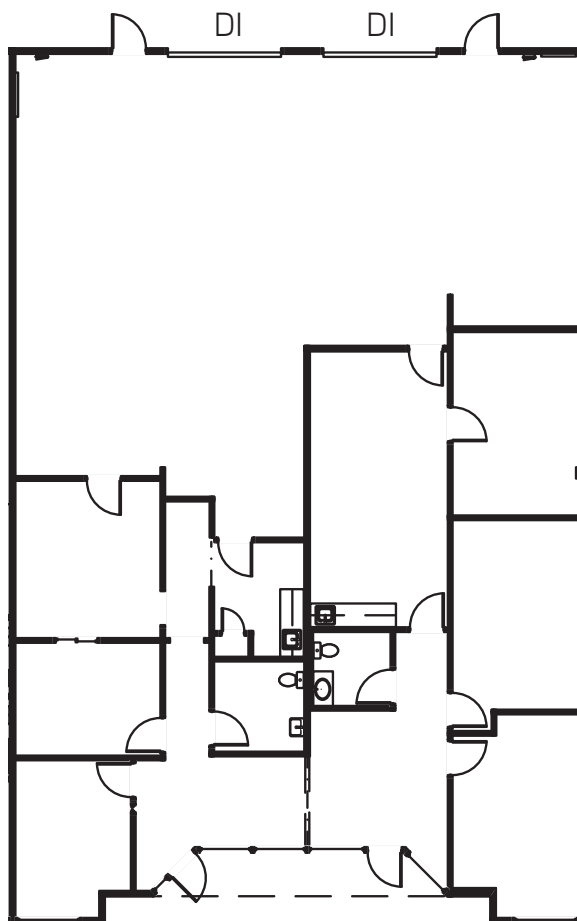
Unit:	G-H
Size:	3,788 SF
Office:	50%
Loading:	Two (2) Dock High Doors
Lease Rate:	\$10.50/SF NNN
Est. 2025 Op. Ex.:	\$6.25/SF
Power:	100 Amp, 120/208 Volt, 3-Phase (TBV)
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	30 Days



# For Lease



## Floor Plan | G-H



### Contact us:

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BROKERAGE  
DISCLOSURE

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