



# 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)

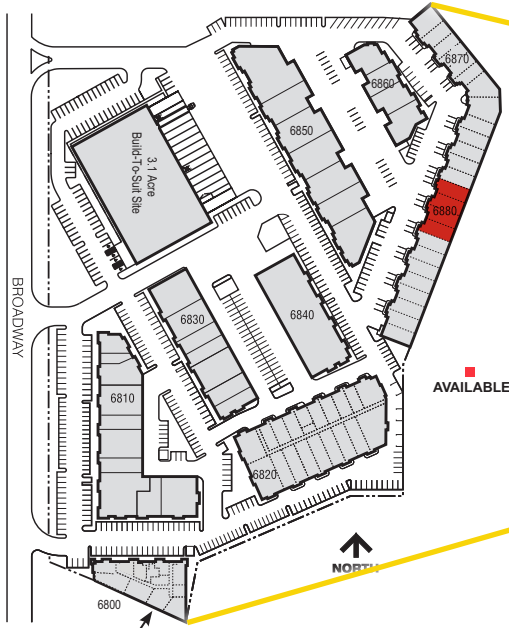
## Clear Creek Business Center

6880 N. Broadway | A | Denver, CO 80221

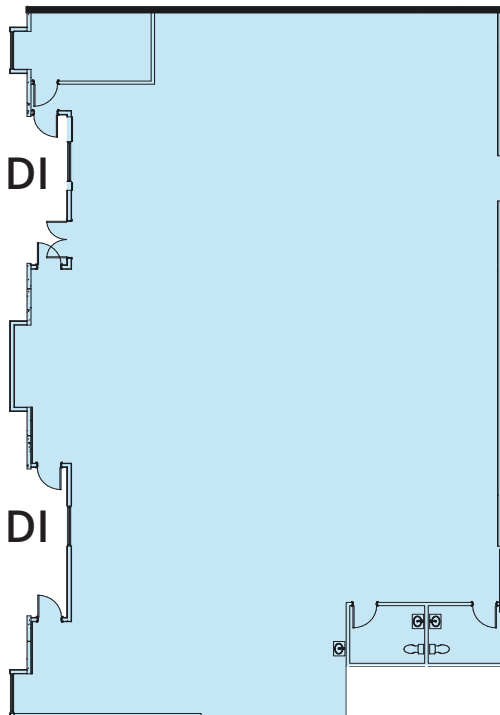
### Suite Information

Unit:	A
Size:	6,036 SF
Office:	TBD
Loading:	Two (2) Drive-In Doors
Lease Rate:	Subject to Quote
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:	Yes
Available:	60 Days

# For Lease



## Floor Plan | Unit A



### Contact us:

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BROKERAGE  
DISCLOSURE

### Colliers

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