



Office Space For Lease

Building Highlights

- > Eight (8) high-quality buildings
- > 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

6800 - 6880 N. Broadway | Denver, CO 80221

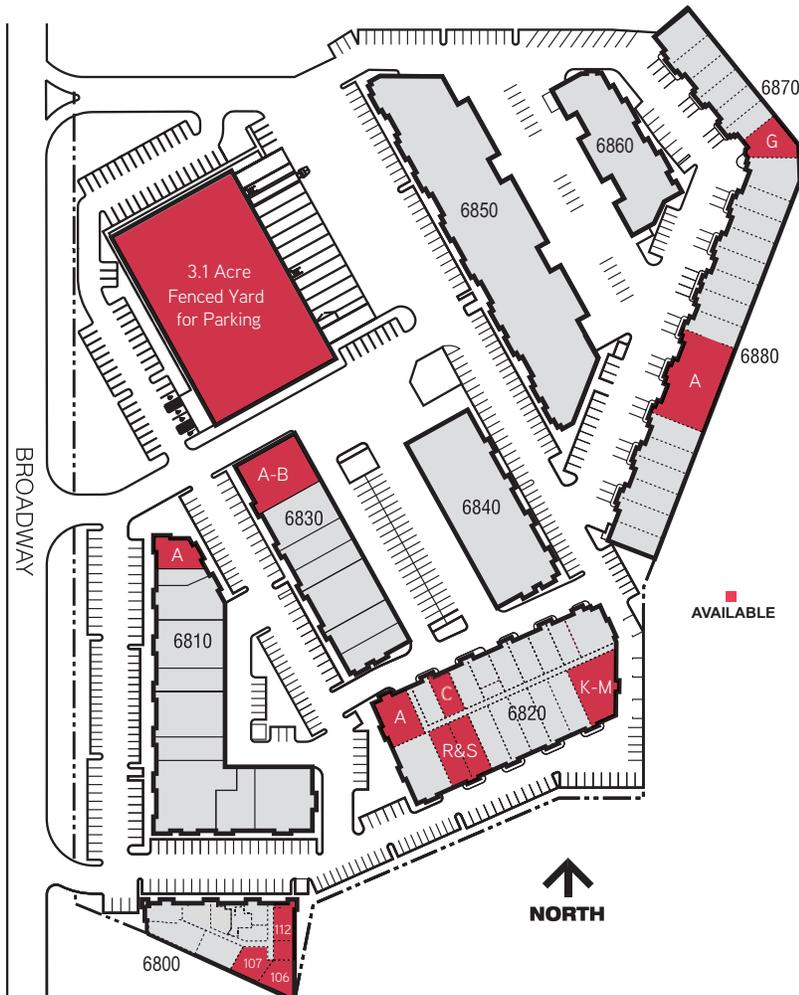
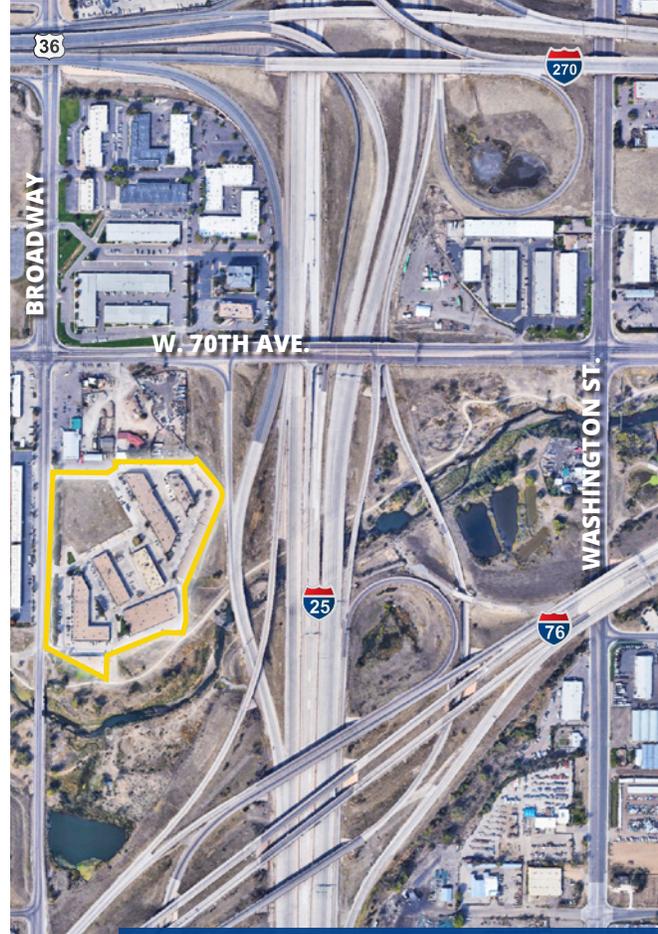
Building Information

Loading:	10' x 10' Drive-Ins
Clear Height:	14' x 16'
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	Yes
Lease Rate:	Negotiable
Comments:	<ul style="list-style-type: none"> • Prime 3.1 acre site available for vehicle/trailer parking • Flexible designs for a wide range of small to large users • Single-story design

For Lease

CURRENTLY AVAILABLE

BLDG.	SUITE	SIZE	LOADING	OFFICE	RATE
Yard	N/A	3.1 Acres	N/A	N/A	Negotiable
6800	106-107	3,329 SF	N/A	100%	\$10.00/SF NNN
6800	112	1,656 SF	N/A	100%	\$12.00/SF NNN
6810	A	1,462 SF	N/A	100%	\$11.50/SF NNN
6820	A	2,174 SF	N/A	100%	\$10.50/SF NNN
6820	C	1,075 SF	Drive-In	50%	\$11.00/SF NNN
6820	K-M	8,235 SF	Drive-In	80%	\$11.00/SF NNN
6820	R&S	3,390 SF	Drive-In	70%	\$10.00/SF NNN
6830	A-B	3,788 SF	Drive-In & Dock High	50%	\$10.50/SF NNN
6870	G	2,012 SF	Drive-In	40%	\$12.00/SF NNN
6880	A	6,036 SF	Drive-In	TBD	Subject to Quote



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BROKERAGE
DISCLOSURE

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