



# 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)

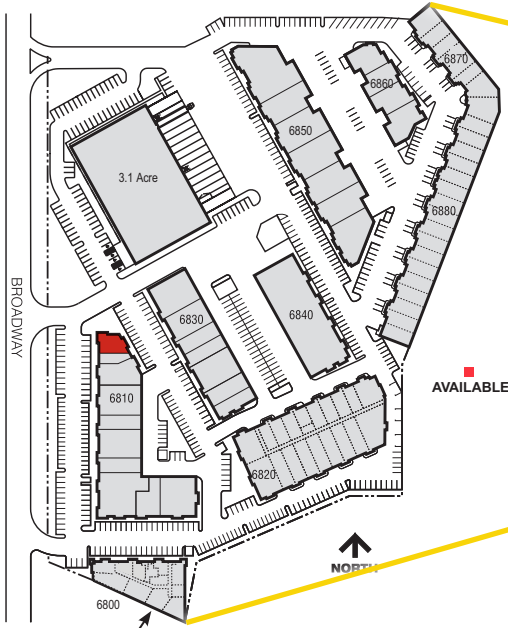
## Clear Creek Business Center

6810 N. Broadway | A | Denver, CO 80221

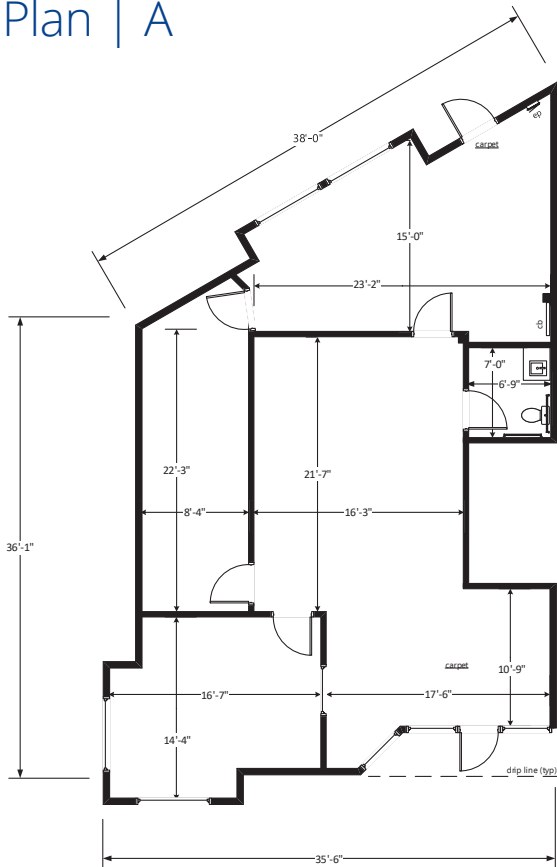
### Suite Information

Unit:	A
Size:	1,462 SF
Office:	100%
Lease Rate:	\$11.50/SF NNN
Est. 2025 Op. Ex.:	\$6.25/SF
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	Immediately

# For Lease



## Floor Plan | A



### Contact us:

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DISCLOSURE

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