



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

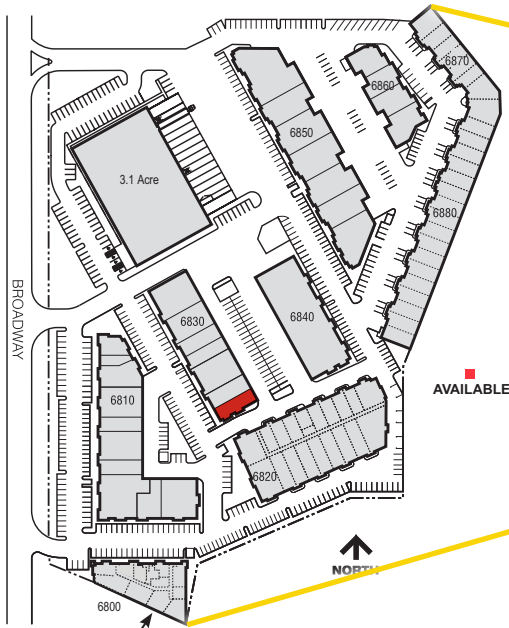
Clear Creek Business Center

6830 N. Broadway | J | Denver, CO 80221

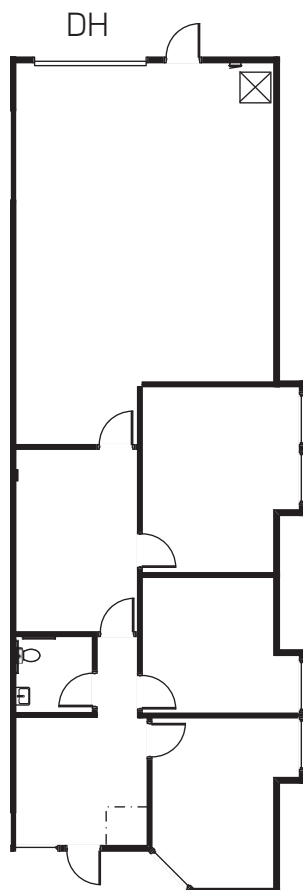
Suite Information

Unit:	J
Size:	1,850 SF
Office:	50%
Loading:	One (1) Dock High Door
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 | J



Contact us:

T.J. Smith, SIOB

Principal
+1 303 283 4576
tj.smith@colliers.com

Matt Keyerleber

Principal
+1 720 284 7100
matt.keyerleber@colliers.com



BROKERAGE
DISCLOSURE

Colliers

4643 S. Ulster Street, Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888