

## **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

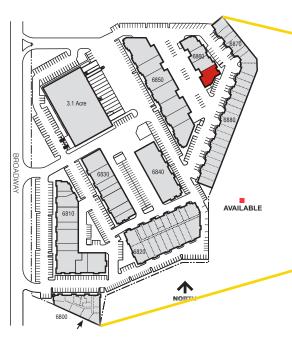
# Clear Creek Business Center

6860 N. Broadway | D | Denver, CO 80221

### **Suite Information**

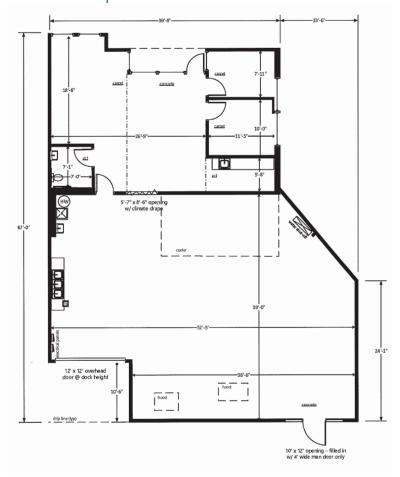
Unit:	D
Size:	3,100 SF
Office:	40%
Loading:	Two (2) Dock High Doors
Lease Rate:	\$10.50/SF NNN
Est. 2025 Op. Ex.:	\$6.25/SF
Zoning:	PUD
Sprinkler:	Yes
Available:	June 1, 2025

# For Lease





## Floor Plan | D



Copyright © 2025 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

### **Contact us:**

### T.J. Smith, SIOR

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