

# 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

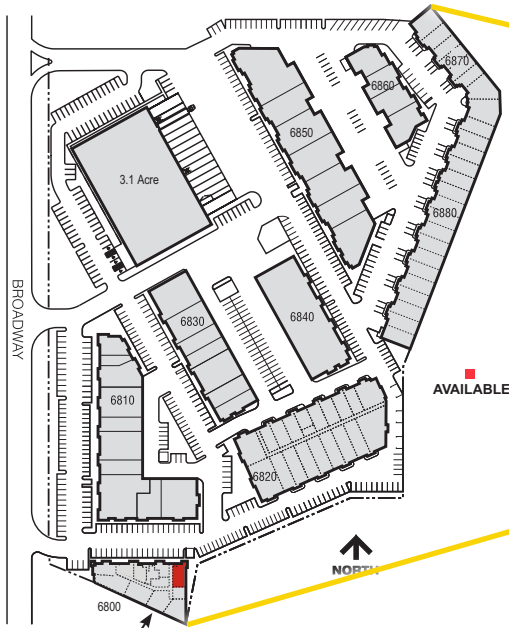
6800 N. Broadway | 112 | Denver, CO 80221

## Suite Information

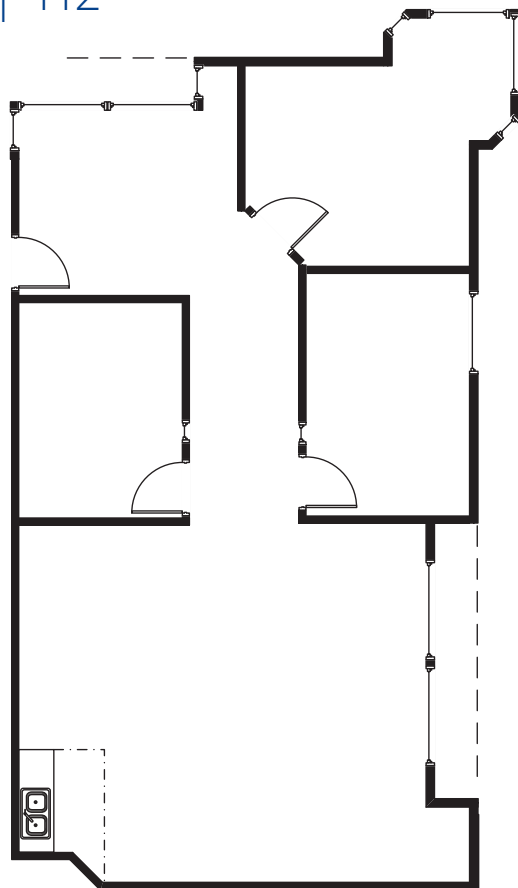
Unit:	112
Size:	1,656 SF
Office:	100%
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$9.11/SF (Includes prorata share of utilities and common restroom)
Power:	100 Amp, 120/208 Volt, 3-Phase (TBV)
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	Immediately



# For Lease



## Floor Plan | 112



### Contact us:

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DISCLOSURE

### Colliers

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