

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

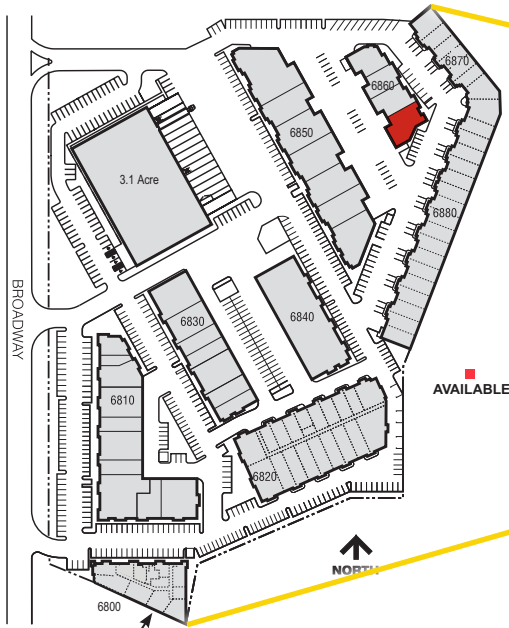
Clear Creek Business Center

6860 N. Broadway | D | Denver, CO 80221

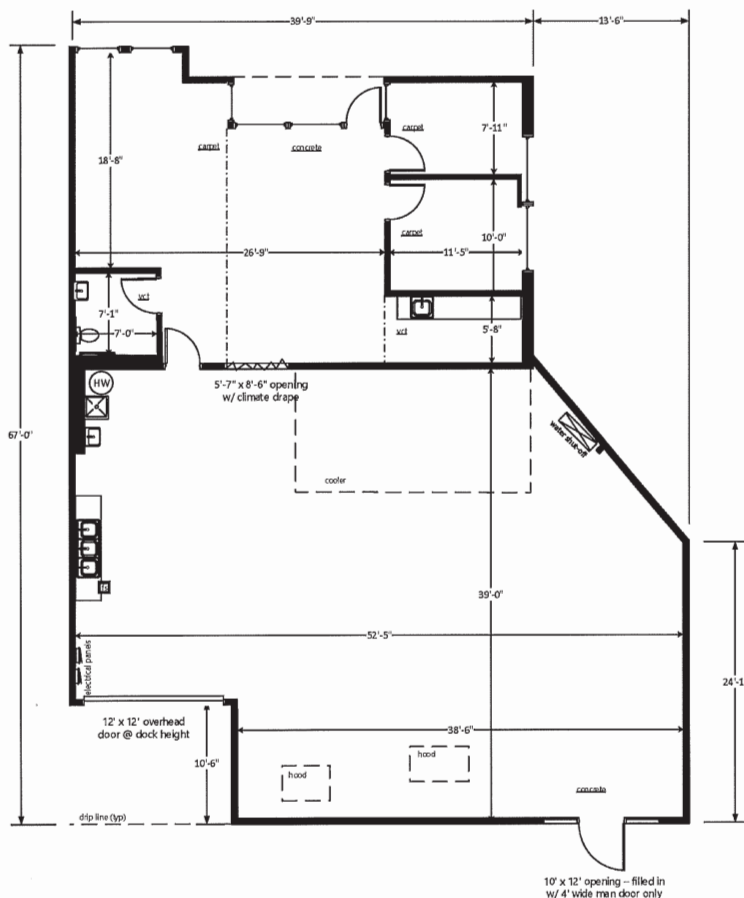
Suite Information

Unit:	D
Size:	3,100 SF
Office:	40%
Loading:	Two (2) Dock High Doors
Lease Rate:	\$10.50/SF NNN
Est. 2025 Op. Ex.:	\$7.01/SF
Zoning:	PUD
Sprinkler:	Yes
Available:	June 1, 2025

For Lease



Floor Plan | D



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BROKERAGE
DISCLOSURE

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