



# 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](http://www.clearcreekleasing.com)

## Clear Creek Business Center

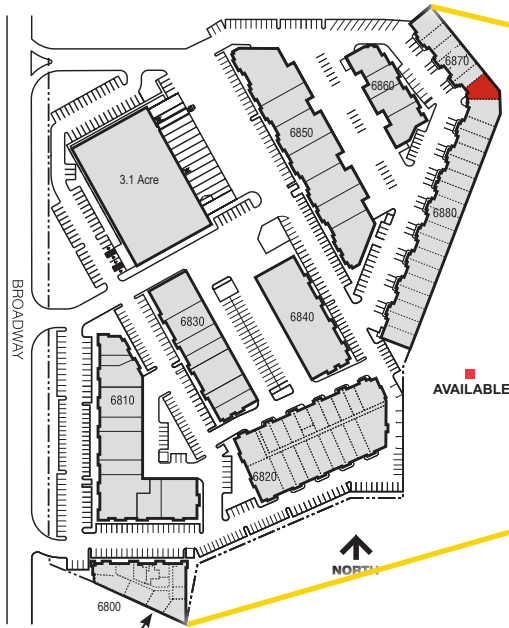
6870 N. Broadway | G | Denver, CO 80221

### Suite Information

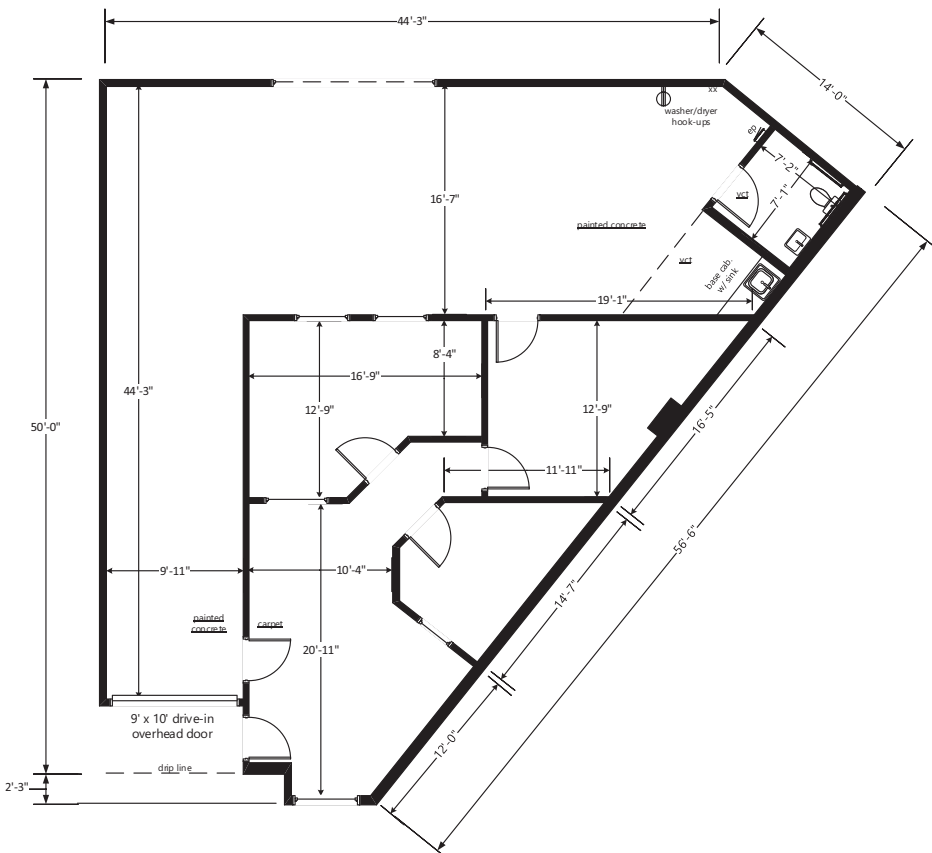
Unit:	G
Size:	2,012 SF
Office:	40%
Loading:	One (1) Drive-In Door
Lease Rate:	\$12.00/SF NNN
Est. 2025 Op. Ex.:	\$7.01/SF
Zoning:	PUD
Sprinkler:	Yes
Available:	Immediately



# For Lease



## Floor Plan | G



### Contact us:

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BROKERAGE  
DISCLOSURE

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