

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

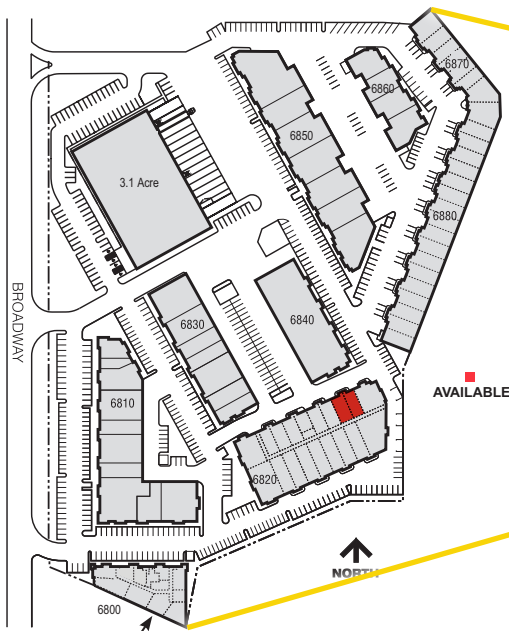
Clear Creek Business Center

6820 N. Broadway | H-I | Denver, CO 80221

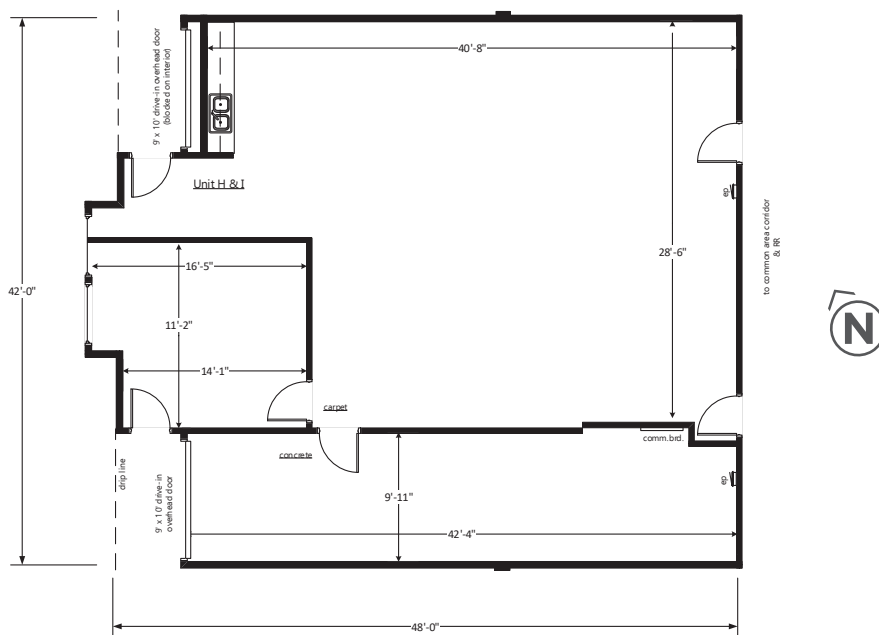
Suite Information

Unit:	H-I
Size:	2,336 SF
Office:	75%
Loading:	One (1) Drive-In Door (Additional Drive-In possible)
Lease Rate:	\$10.50/SF NNN
Est. 2025 Op. Ex.:	\$7.38/SF
Power:	100 Amp, 120/208 Volt, 3-Phase (TBV)
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	July 1, 2025

For Lease



Floor Plan | H-I



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