

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

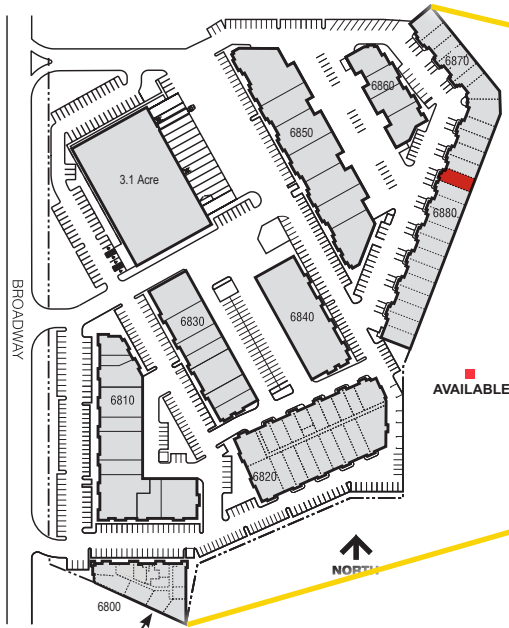
Clear Creek Business Center

6870 N. Broadway | M | Denver, CO 80221

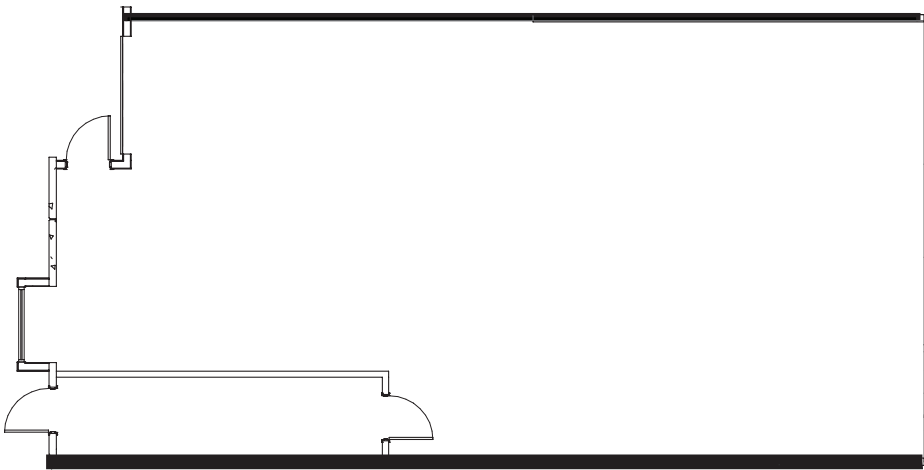
Suite Information

Unit:	M
Size:	1,635 SF
Office:	Dead Storage, No Restroom, Heat Only
Loading:	One (1) Drive-In Door
Power:	100 Amp, 120/208 Volt, 3-Phase (TBV)
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$7.01/SF
Zoning:	PUD
Parking:	2.7:1,000 SF Parking Ratio
Available:	January 1, 2026

For Lease



Floor Plan | M



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BROKERAGE
DISCLOSURE

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