Colliers

Office Space For Lease

Building Highlights

- Eight (8) high-quality buildings
- 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

6800–6880 N. Broadway | Denver, CO 80221

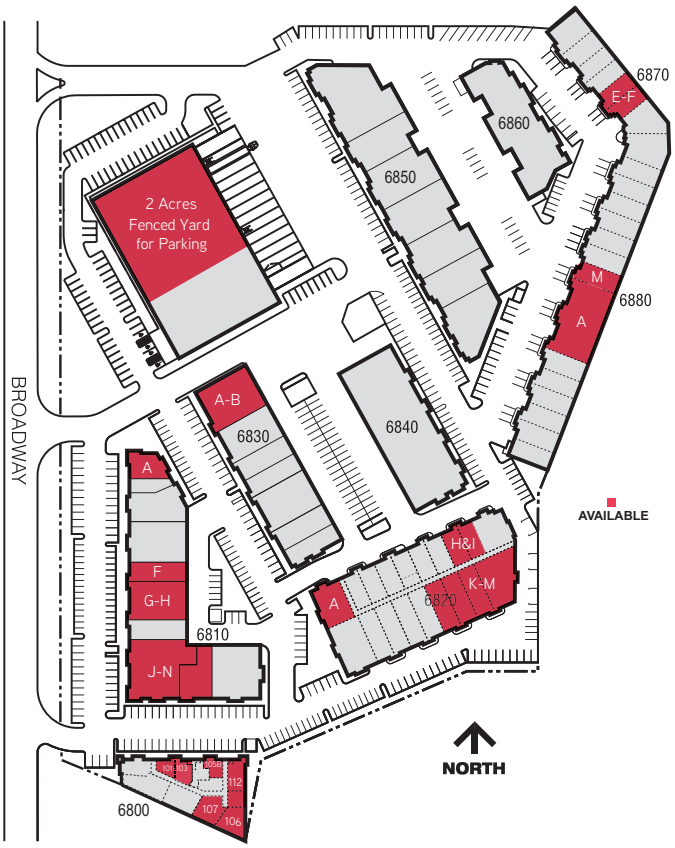
Building Information

Loading:	10′ x 10′ Drive-Ins
Clear Height:	14′ x 16′
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	Yes
Lease Rate:	Negotiable
Comments:	• Prime 3.1 acre site available for vehicle/trailer parking • Flexible designs for a wide range of small to large users • Single-story design

For Lease

CURRENTLY AVAILABLE

BLDG.	SUITE	SIZE	LOADING	OFFICE	RATE
Yard	N/A	2 Acres	N/A	N/A	Negotiable
6800	101–103	1,132 SF	N/A	100%	$10.00/SF NNN
6800	105B	580 SF	N/A	100%	$10.00/SF NNN
6800	106–107	3,329 SF	N/A	100%	$10.00/SF NNN
6800	112	1,656 SF	N/A	100%	$10.00/SF NNN
6810	A	1,462 SF	N/A	100%	$11.50/SF NNN
6810	F	1,825 SF	Drive-In	50%	$10.00/SF NNN
6810	G-H	3,634 SF	2 Drive-In	50%	$10.00/SF NNN
6810	J-N	8,156 SF	2 Drive-In	60%	Negotiable
6820	A	2,174 SF	N/A	100%	$10.50/SF NNN
6820	H–I	2,336 SF	Drive-In	75%	$10.50/SF NNN
6820	K–M	1,740–8,235 SF	One (1) DI existing, three (3) possible	TBD	$11.00/SF NNN
6830	A-B	3,815 SF	Dock High	50%	$10.00/SF NNN
6870	E-F	2,474 SF	Drive-In	25%	$13.00/SF NNN
6870	M	1,635 SF	Drive-In	N/A	$10.00/SF NNN
6880	A	6,036 SF	Drive-In	TBD	Subject to Quote



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BROKERAGE DISCLOSURE

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