

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

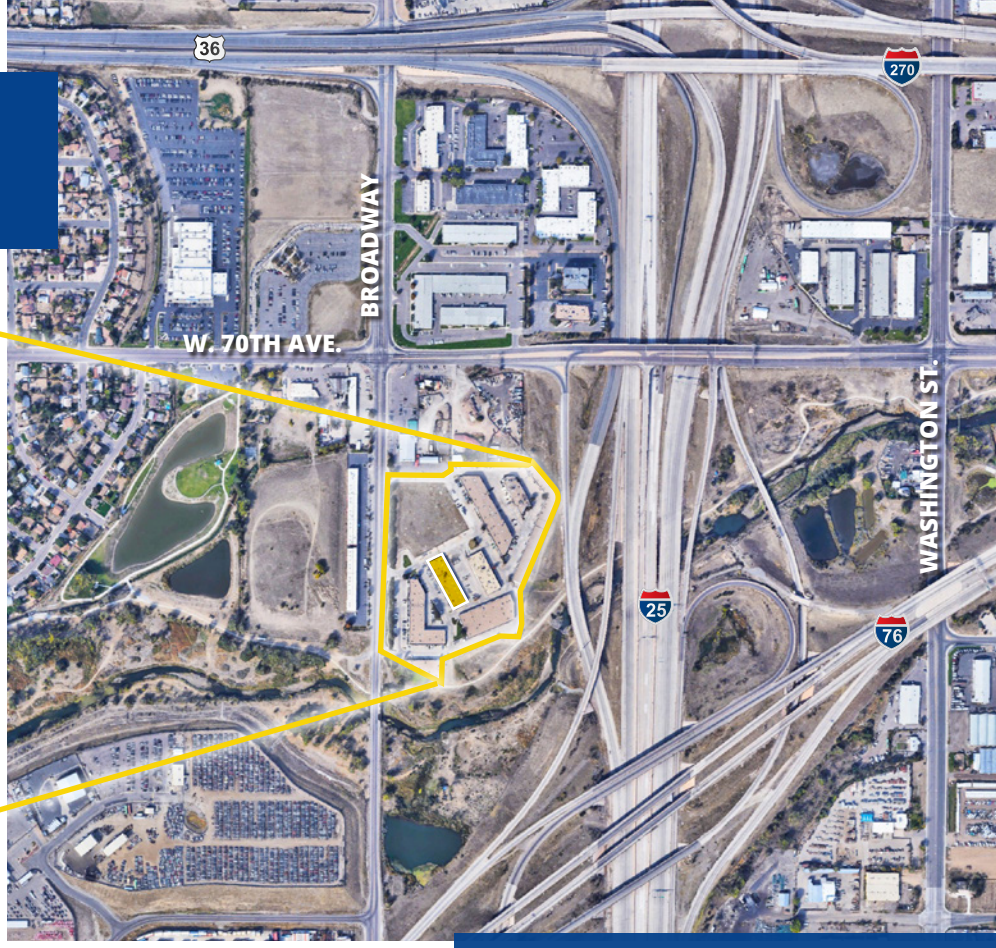
6830 N. Broadway| A & B | Denver, CO 80221

Suite Information

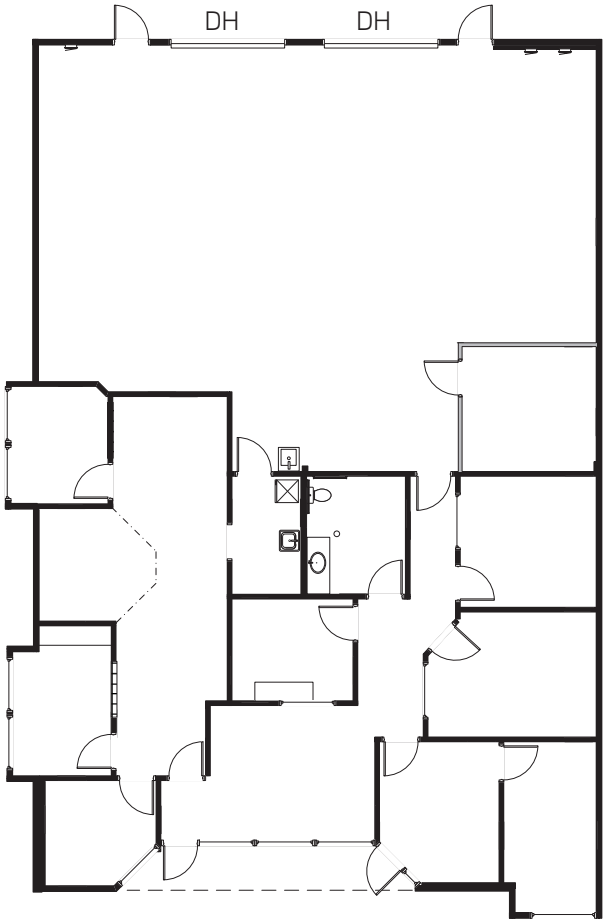
Unit:	A & B
Size:	3,815 SF
Office:	50%
Loading:	Two (2) Dock High Doors
Lease Rate:	$10.00/SF NNN
Est. 2026 Op. Ex.:	$7.01/SF
Power:	100 Amp, 120/208 Volt, 3-Phase (TBV)
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	Immediately

For Lease





Floor Plan | A & B



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BROKERAGE DISCLOSURE

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