

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

BROKERAGE
DISCLOSURE



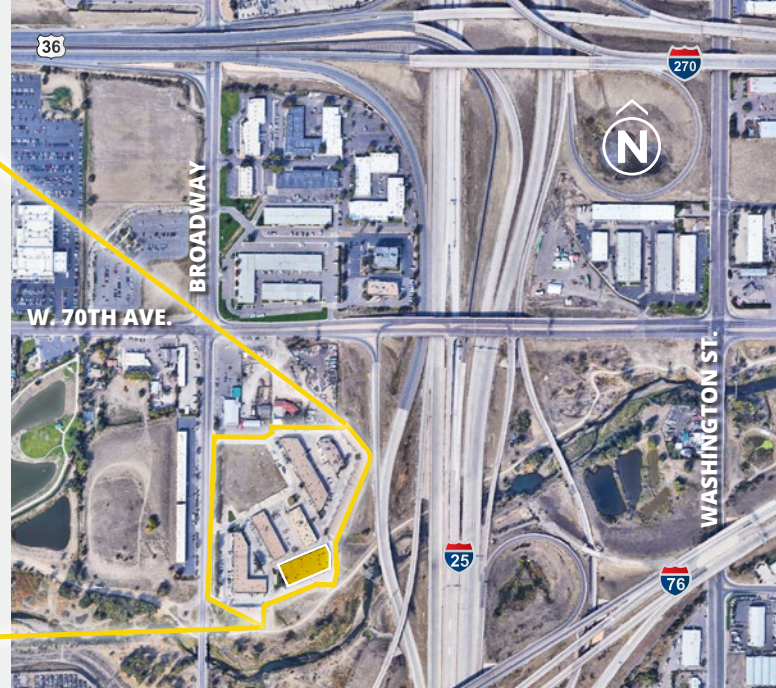
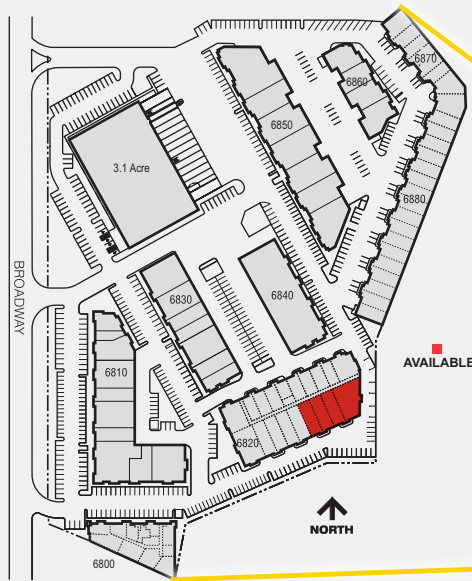
Clear Creek Business Center

6820 N. Broadway | K-M | Denver, CO 80221

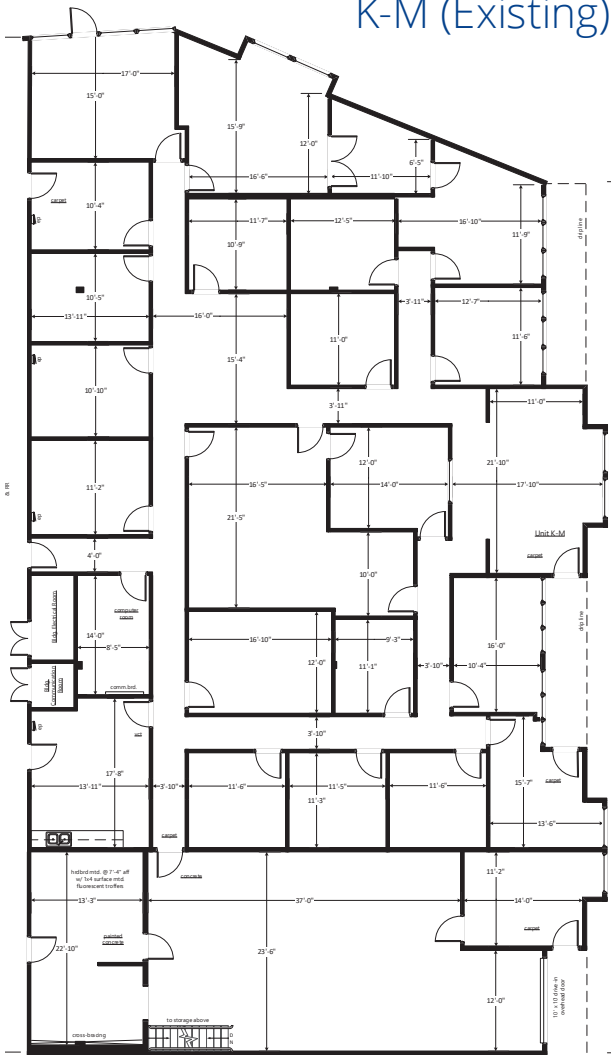
Suite Information

Unit:	K-M
Size:	1,740-8,235 SF
Office:	TBD
Loading:	One (1) DI existing, three (3) possible
Lease Rate:	Contact Broker
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:	Yes
Available:	Immediately

For Lease



K-M (Existing)

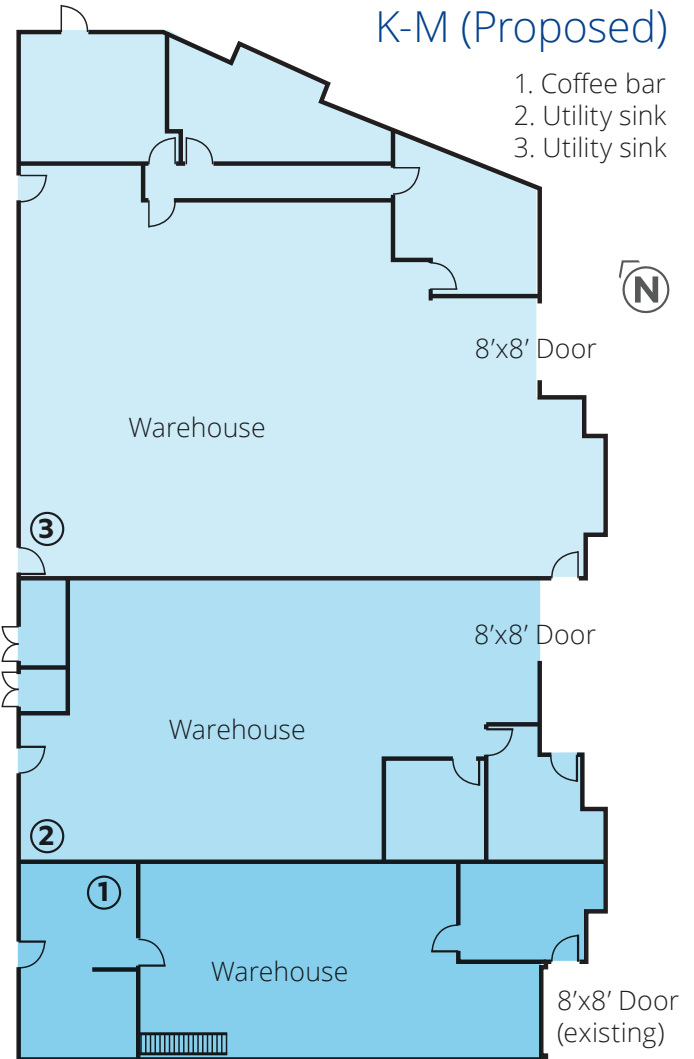


Unit K
4,205 SF

Unit L
2,290 SF

Unit M
1,740 SF

K-M (Proposed)



Contact us:

T.J. Smith, SIOR
Principal
+1 303 283 4576
tj.smith@colliers.com

Matt Keyerleber
Principal
+1 720 284 7100
matt.keyerleber@colliers.com

Colliers
4643 S. Ulster Street, Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888

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