

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

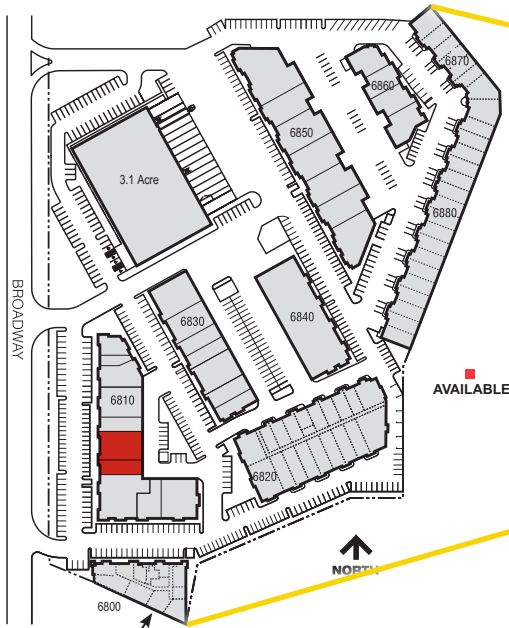
Clear Creek Business Center

6810 N. Broadway | G-H | Denver, CO 80221

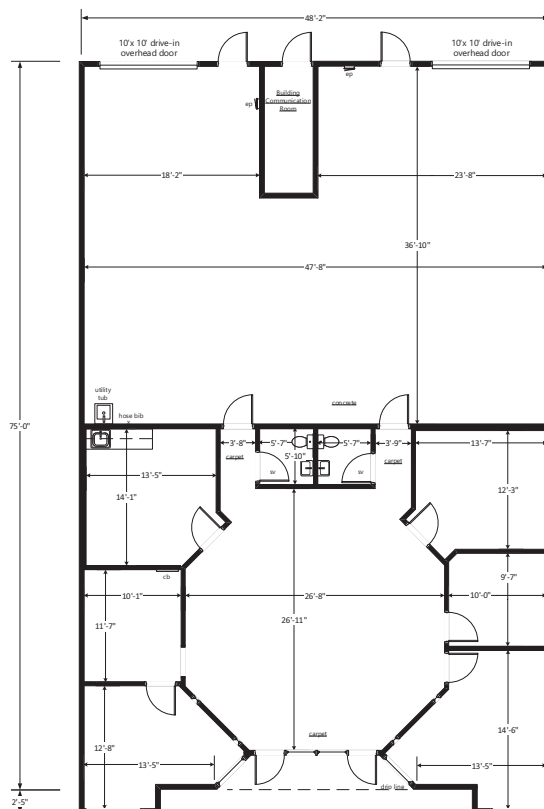
Suite Information

Unit:	G-H
Size:	3,634 SF
Office:	50%
Loading:	Two (2) Drive-In Doors
Lease Rate:	\$10.00/SF NNN
Est. 2026 Op. Ex.:	\$7.01/SF
Zoning:	PUD
Parking:	2.7:1,000 SF parking ratio
Sprinkler:	No
Available:	Immediately

For Lease



Floor Plan | G-H



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DISCLOSURE

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