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

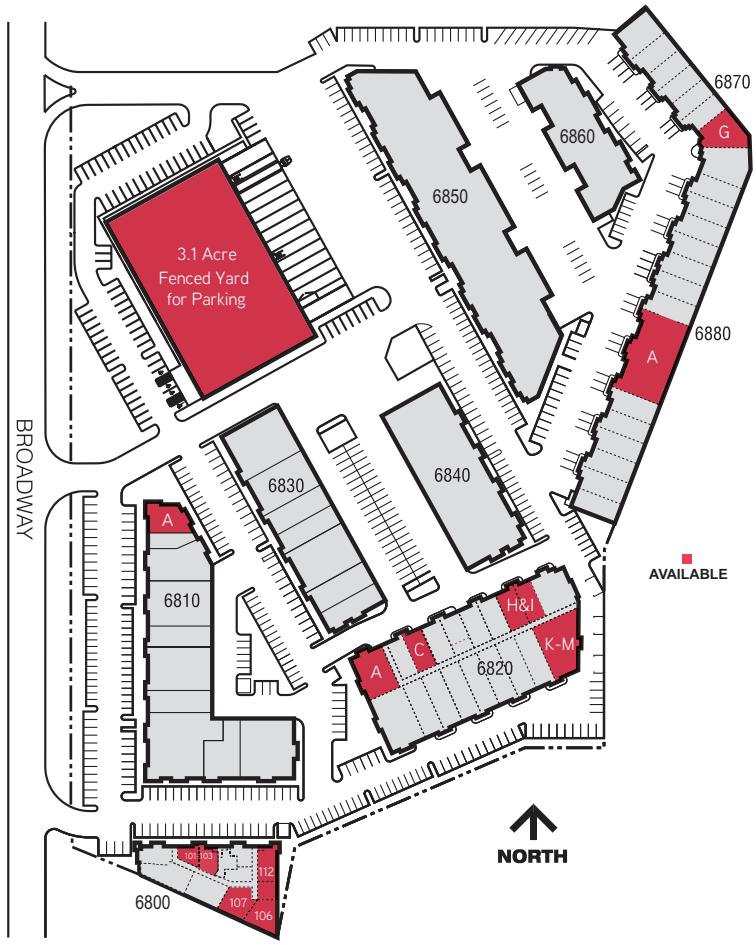
6800–6880 N. Broadway | Denver, CO 80221

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	3.1 Acres	N/A	N/A	Negotiable
6800	101–103	1,132 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
6820	A	2,174 SF	N/A	100%	$10.50/SF NNN
6820	C	1,075 SF	Drive-In	50%	$11.00/SF NNN
6820	H–I	2,336 SF	Drive-In	75%	$10.50/SF NNN
6820	K–M	8,235 SF	Drive-In	80%	$11.00/SF NNN
6870	G	2,012 SF	Drive-In	40%	$12.00/SF NNN
6880	A	6,036 SF	Drive-In	TBD	Subject to Quote



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BROKERAGE
DISCLOSURE

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