



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

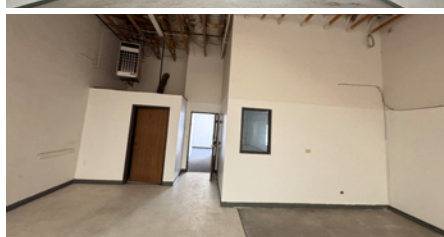
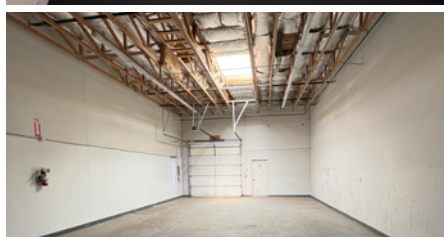
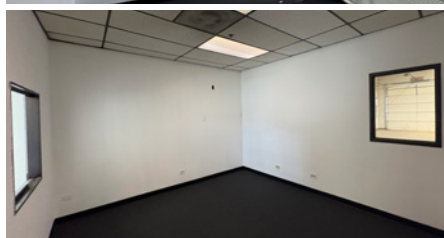
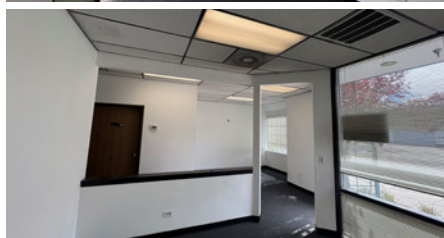
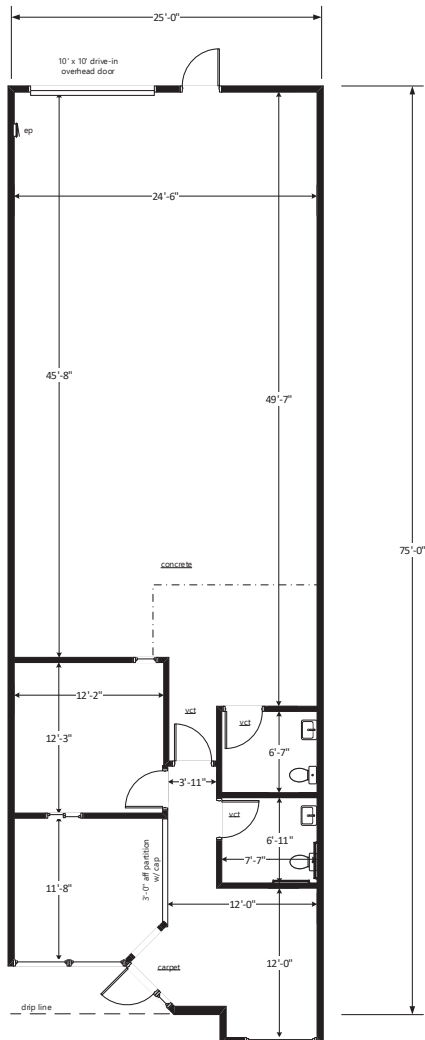
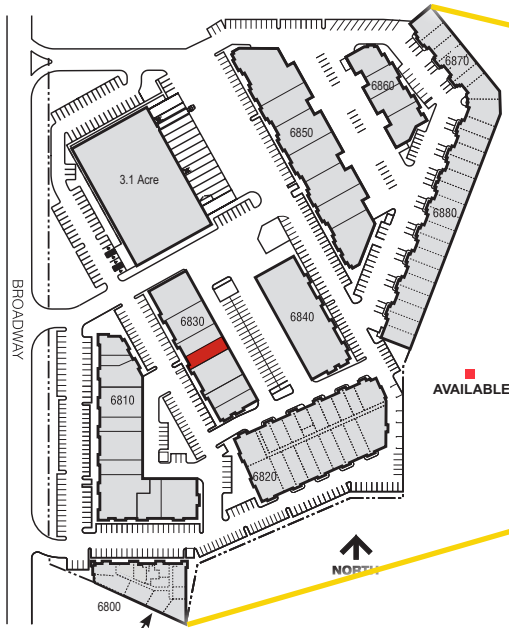


Clear Creek Business Center

6830 N. Broadway | F | Denver, CO 80221

Unit:	F
Size:	1,894 SF
Office:	25%
Loading:	One (1) Drive-In Door
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



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DISCLOSURE

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