



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

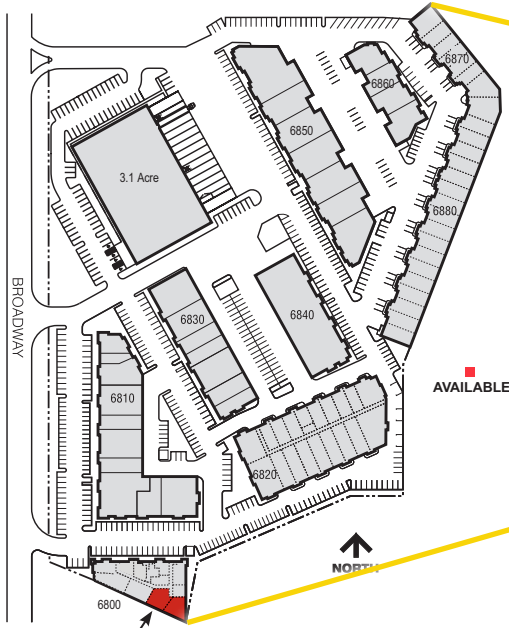
Clear Creek Business Center

6800 N. Broadway | 106-107 | Denver, CO 80221

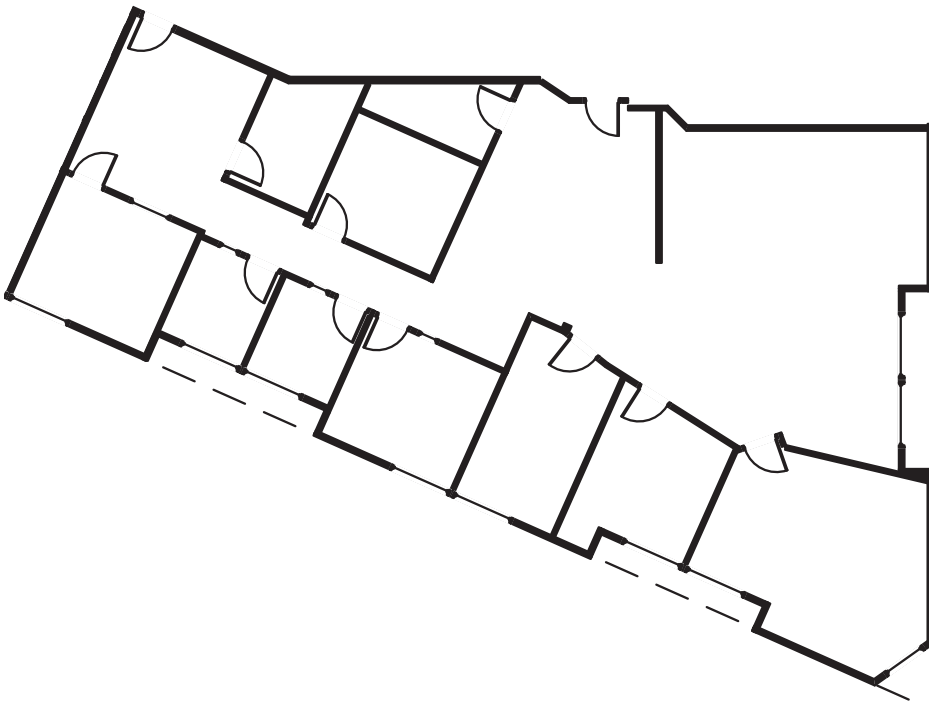
Suite Information

Unit:	106-107
Size:	3,329 SF
Office:	100%
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$9.11/SF (Includes prorata share of utilities and common restroom)
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 | 106-107



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



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DISCLOSURE

Colliers

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