



REDUCED RATE



Central Flex Space Available for Sublease

**6810 BROADWAY, UNIT J-L
DENVER, COLORADO 80221**

Available:

8,165 SF

Sublease Rate:

~~\$9.75/SF NNN~~

Reduced Rate:

\$7.50/SF NNN

Occupancy:

Immediately

Industrial for Sublease

Property Highlights

- Located within Clear Creek Business Center
- Immediate access to I-25, I-70 and US-36
- Central location with close proximity to Downtown Denver
- Unincorporated Adams County, providing low sales tax rate
- Sublease through June 30, 2027

For information, please contact:

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Property Details

Available Space: 8,165 SF
Office Size: 50% (approx. 4,080 SF)
Building Size: 29,105 SF
Loading: 3 drive-in doors
Parking: 2.7:1,000 SF parking ratio
Clear Height: 14'
Sublease Rate: ~~\$9.75/SF~~ \$7.50/SF NNN
Expenses: \$7.01/SF (2025 est.)

