



## 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](http://www.clearcreekleasing.com)

## Clear Creek Business Center

6800–6880 N. Broadway | Denver, CO 80221

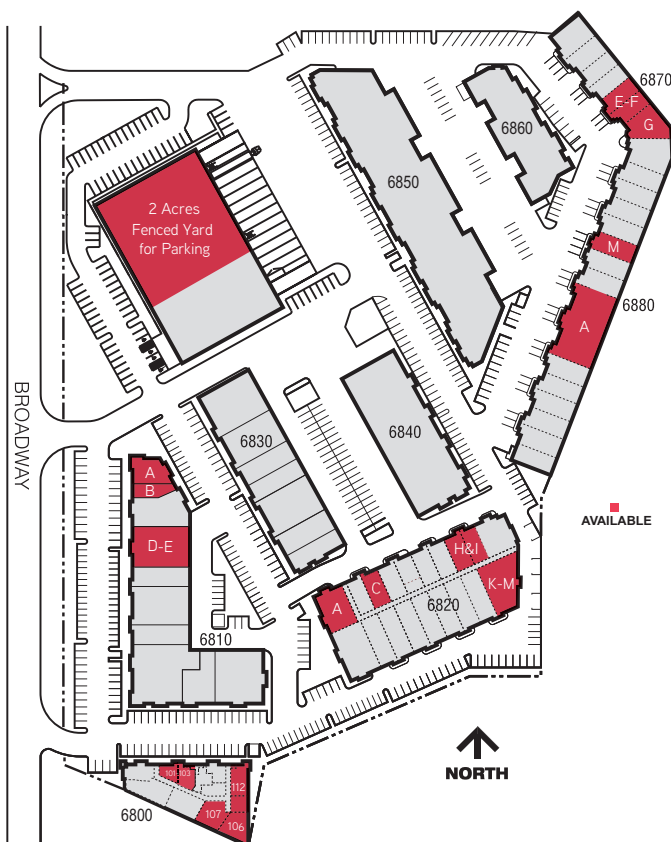
### Building Information

|               |   |
|---------------|---|
| 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:     | <ul style="list-style-type: none"><li>• Prime 3.1 acre site available for vehicle/trailer parking</li><li>• Flexible designs for a wide range of small to large users</li><li>• Single-story design</li></ul> |

# For Lease

## CURRENTLY AVAILABLE

| BLDG. | SUITE   | SIZE     | LOADING  | OFFICE | RATE             |
|-------|---------|----------|----------|--------|------------------|
| Yard  | N/A     | 2 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   |
| 6810  | B       | 1,109 SF | N/A      | 100%   | \$11.50/SF NNN   |
| 6810  | D-E     | 3,632 SF | Drive-In | 70%    | \$13.00/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  | E-F     | 2,474 SF | Drive-In | 25%    | \$13.00/SF NNN   |
| 6870  | G       | 2,012 SF | Drive-In | 40%    | \$12.00/SF NNN   |
| 6870  | M       | 1,635 SF | Drive-In | N/A    | \$10.00/SF NNN   |
| 6880  | A       | 6,036 SF | Drive-In | TBD    | Subject to Quote |



## Contact us:

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BROKERAGE  
DISCLOSURE

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