



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

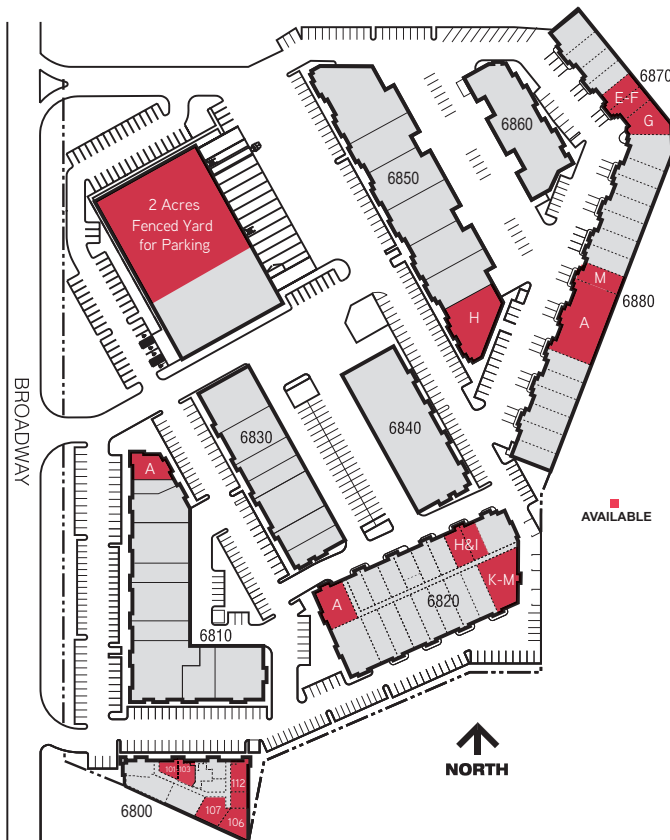
Building Information

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:	<ul style="list-style-type: none"> • 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	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
6820	A	2,174 SF	N/A	100%	\$10.50/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
6850	H	5,100 SF	Drive-In	40%	\$10.00/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:

T.J. Smith, SIOR

Principal
+1 303 283 4576
tj.smith@colliers.com

Matt Keyerleber

Principal
+1 720 284 7100
matt.keyerleber@colliers.com



BROKERAGE
DISCLOSURE

Colliers

4643 S. Ulster Street, Suite 1000

Denver, CO 80237

P: +1 303 745 5800

F: +1 303 745 5888

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.