



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

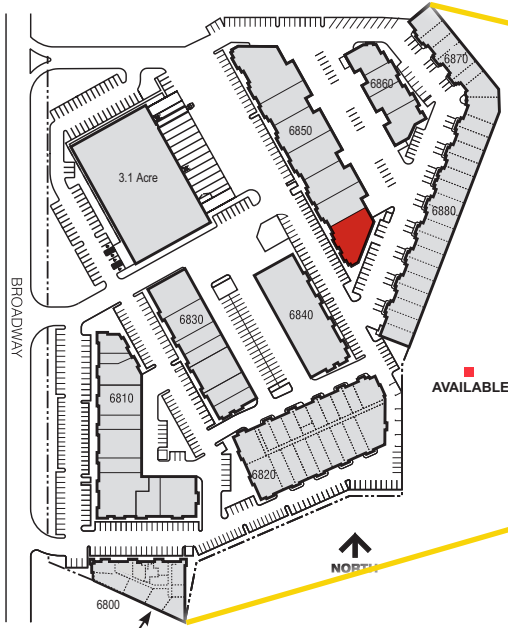
Clear Creek Business Center

6850 N. Broadway | Unit H | Denver, CO 80221

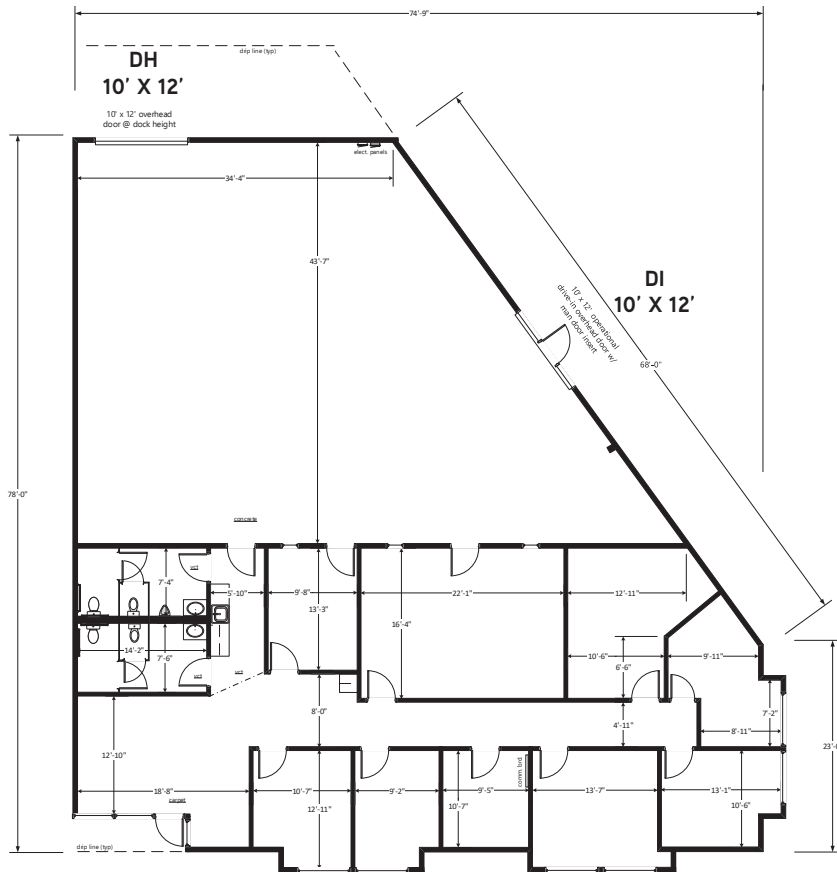
Suite Information

Unit:	H
Size:	5,100 SF
Office:	40%
Loading:	One (1) Dock High Door One (1) Drive-In Door
Lease Rate:	\$10.00/SF NNN
Est. 2026 Op. Ex.:	\$7.01/SF
Zoning:	PUD
Sprinkler:	Yes
Available:	March 1, 2026

For Lease



Floor Plan | Unit H



Contact us:

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BROKERAGE
DISCLOSURE

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