

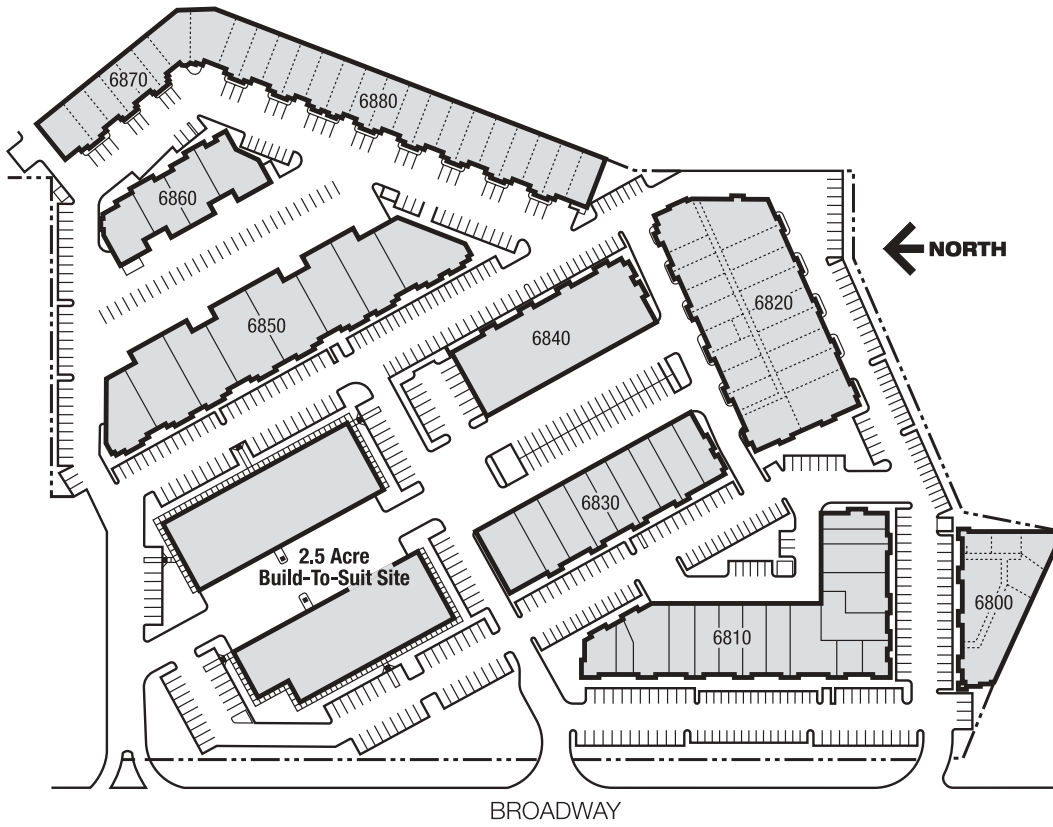


# CLEAR CREEK<sup>®</sup> businessCENTER

6800-6880 N. Broadway  
Denver, CO 80221

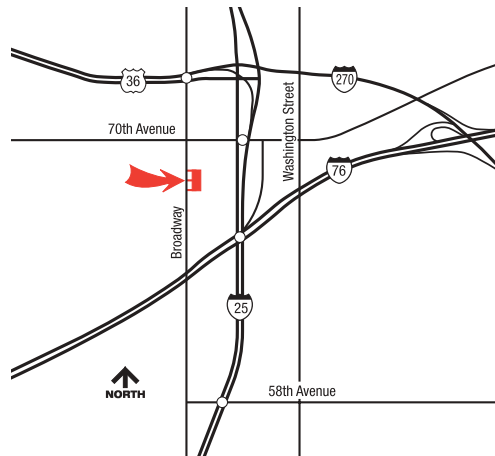
187,774 Sq. Ft.

**Industrial**



### Key Features:

- 8 High-quality buildings
- Prime 2.5 acre site also available at park entry for build-to-suit development up to 46,465 sq. ft.
- Highly visible and accessible at the confluence of I-25, Boulder Turnpike and I-76
- Attractively designed facilities in a well landscaped setting offer flexibility for a wide range of small to large users
- Single-story design
- Fully sprinklered buildings
- T-1 high speed Internet access
- Power:
  - Building 6842-1,200A, 277/480V, 3-Phase
  - Building 6844-1,200A
- 10' Glass height
- Individual HVAC units
- 12'-0" x 12'-0" Drive-in doors
- 16' Clear ceiling height
- All buildings interconnected for data and phone lines
- Local ownership
- Responsive, professional management



**ETKIN  
JOHNSON**  
GROUP

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