

www.denverofficespace.com

2696 S. Colorado Blvd. #320
Denver, CO 80222
(303) 765-4344 O

University Hills- Annex Building

4201 E. Yale Avenue, Denver, CO 80222



Building Highlights

Building Size: 92,082 SF

Levels: Three (3)

Elevators: Two (2)

Parking: 3 : 1,000 SF

YOC/Renovated: 1983/2008/2015

Space Available: 721-1,320 SF

Office Rates: \$24.00-\$26.00/SF Full Service

Retail Rates: \$20.00/NNN

Lower level Rates: \$12.00/SF Full Service

***We added two rooms with exercise equipment and full time physical trainers!!**

Available Suites (Annex)

Suite 210- 2,506 RSF

Suite B110 - 793 RSF

Suite B155 - 1,320 RSF

Suite 150- 599 RSF

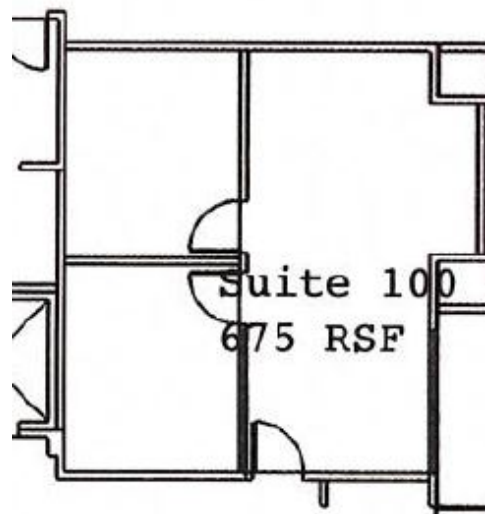
Suite 100- 675 RSF
\$1,600.00/month

John Fairbairn
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(303) 226-4764

OFFICE & RETAIL SPACE FOR LEASE

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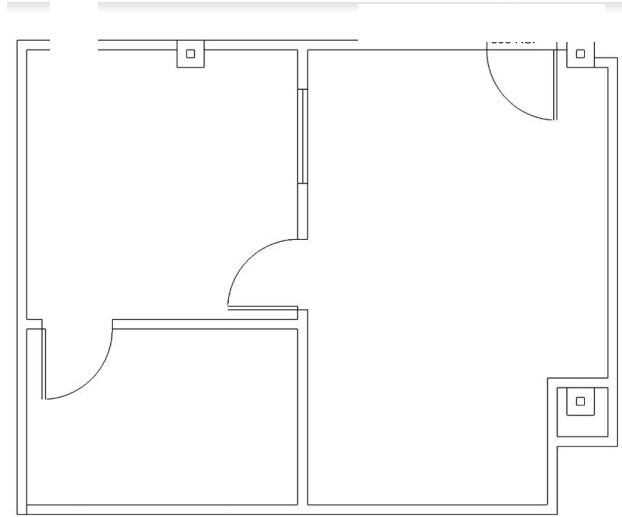
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Suite 150

599 RSF



1st Floor



2nd Floor



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Building Features

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