

## **OFFICE & RETAIL SPACE** FOR LEASE

#### www.denverofficespace.com

1873 S. Bellaire Street 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

Stories: Five (5)

Elevators: Two (2)

Parking: 3 : 1,000 SF

YOC/Renovated: 1983/2008/2015

Space Available: 550-8,728 SF

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

Retail Rates: \$20.00/NNN

#### **Available Suites: Annex only:**

Suite 110 (Retail) - 3,753 SF

Suite 150 (Retail) - 980 SF

Mike@denverofficespace.com (303) 226-4768 George Meier

george@denverofficespace.com (720) 402-0495

John Fairbairn

john@denverofficespace.com (303) 226-4764

Rick Giarratano rick@denverofficespace.com (303) 226-4765

**Mike Lindquist** 

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Anyprojections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The vakue of the transaction to you depends on tax and other factors, which shall be evaluates by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independant investigation of the property to determine your satisfaction and the suitability of the property for your needs.



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# **Building** Features

#### 2696 S. Colorado Blvd, Denver, CO 80222 | 4201 E. Yale Avenue, Denver, CO 80222



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