

1873 S. Bellaire Street  
Denver, CO 80222  
(303) 765-4344 O

# OFFICE & RETAIL SPACE FOR LEASE

## 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**

**John Fairbairn**  
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# Building Features

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



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