

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

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

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

Basement Suites: Annex only:

Suite B110 - 793 RSF

Suite B140 - 721 RSF

Suite B155 - 1,320 RSF



John Fairbairn john@denverofficespace.com (303) 226-4764

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

Mike Lindquist Mike@denverofficespace.com (303) 226-4768

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.



Building Features

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1873 S. Bellaire Street Denver, CO 80222 (303) 765-4344 O 2696 S. Colorado Blvd, Denver, CO 80222 | 4201 E. Yale Avenue, Denver, CO 80222



Sunflower

Farmers Market

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