

OFFICE & RETAIL SPACE FOR LEASE

www.denverofficespace.com

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

University Hills Office Plaza + **Annex** Building

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



Property Summary

Building Size: 92,082 SF

Stories: Five (5)

YOC/Renovated: 1983/2008/2015

Space Available: 550-8,728 SF

Retail Rates: \$20.00/NNN

Elevators: Two (2)

Parking: 3 : 1,000 SF

Office Rates: \$12.00-\$23.00/SF FSG

Available Suites

University Hills Building Office Rates: \$22.00-\$23.00/SF FSG

Suite 220 2.300 SF **Suite 240** 2,705 SF **Suite 320** 1,124 SF **Suite 420** 2,811 SF **Suite 455** 586 SF **Suite 585** 1,073 SF

Annex Building

Office Rates: \$12.00-\$18.00/SF FSG

Suite 120 2.506 SF **Suite B120** 944 SF **Suite B105**1,275 SF **Suite B100** 649 SF **Suite B 131** 839 SF Suite B130 809 SF

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

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

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

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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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