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OFFICE & RETAIL SPACE FOR LEASE

University Hills

2696 S. Colorado Blvd., 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

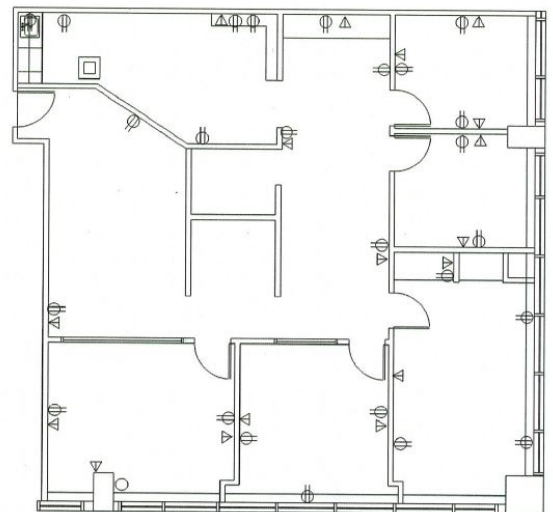
Space Available: 550-8,728 SF

Office Rates: \$25.00/SF Full Service **Retail**

Rates: \$20.00/NNN

Available Suites:

Suite 330- 2,288 RSF
(Available February, 2019)



Building Features

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



Building Features

- Free common conference room/training room, break area and patio
- On-site storage
- On-site banking
- Easy access to I-25 via Yale or CO Blvd
- Central location to DTC and CBD
- Light Rail at I-25 and Yale
- Excellent local ownership