

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

www.denverofficespace.com

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

## **University Hills**

2696 S. Colorado Blvd., Denver, CO 80222



### **Building Highlights**

Building Size: 92,082 SF

**Stories:** Five (5)

**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

Elevators: Two (2)

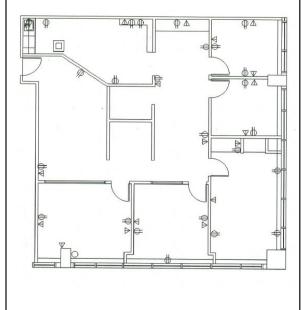
Rick Giarratano rick@denverofficespace.com (303) 226-4765

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John Fairbairn john@denverofficespace.com (303) 226-2764

#### **Available Suites:**

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



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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