

# OFFICE & RETAIL SPACE FOR LEASE

## 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

**Lower level Rates:** \$12.00/SF Full Service

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

### Available Suites (Annex)

**Suite 100-** 675 RSF  
\$1,600.00/month

**Suite 210-** 2,506 RSF

**Suite B110 -** 793 RSF

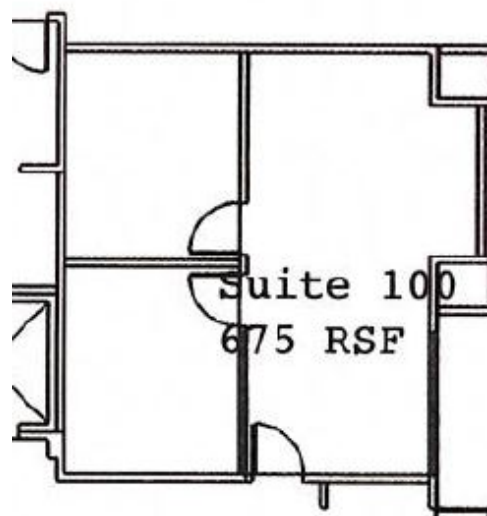
**Suite B155 -** 1,320 RSF

**Suite B160-** 471 RSF

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[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd. #320  
Denver, CO 80222  
(303) 765-4344 O



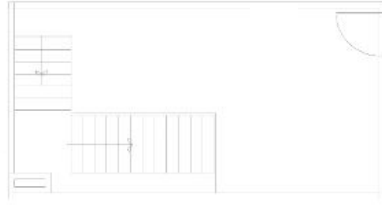
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1<sup>st</sup> Floor



2<sup>nd</sup> Floor



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# Building Features

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