

# UNIVERSITY HILLS



## 2 UNIQUE PROPERTIES

**I-25 & EVANS**

**AVAILABLE  
FOR SALE &  
LEASE**



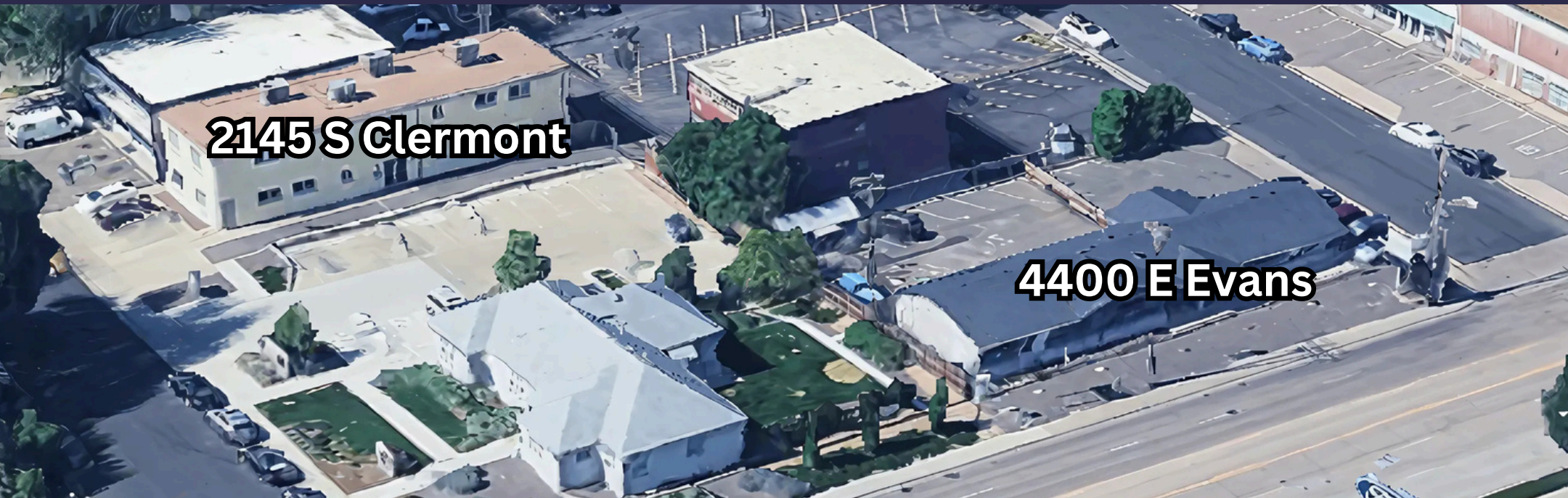
**Flexible Lease  
Terms Available!**



**2 Properties  
Immediately off I-25**

**Contact Us!  
720-392-8636**

# UNIVERSITY HILLS



## 2145 S Clermont

-4,660 SF  
-0.14 Acres  
-Office space  
-Leased through 2025

**\$1.4M Sale Price**  
**\$12/SF Lease**

## 4400 E Evans

-5,133 SF  
-0.24 Acres  
-Office Space  
-Leased through 2025

**-\$1.75M Sale Price**  
**\$16/SF Lease**

Mixed office space, renovation in 2021, less than  
a quarter mile off I-25

**Zoned C-MX-5**

**720-392-8636**



## 2145 S Clermont

-4,660 SF  
-0.14 Acres  
-Office space

**Year Built:** 1959

**Renovated:** 2021

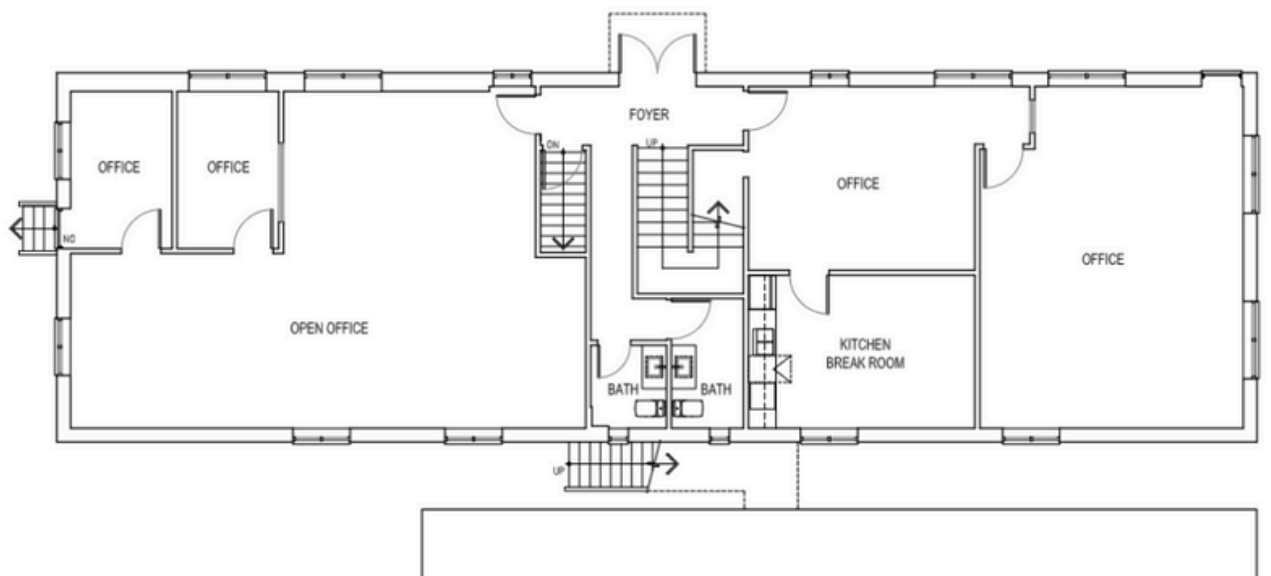
**Building Height:** 2 Stories

**Typical Floor Size:** 2,330 SF

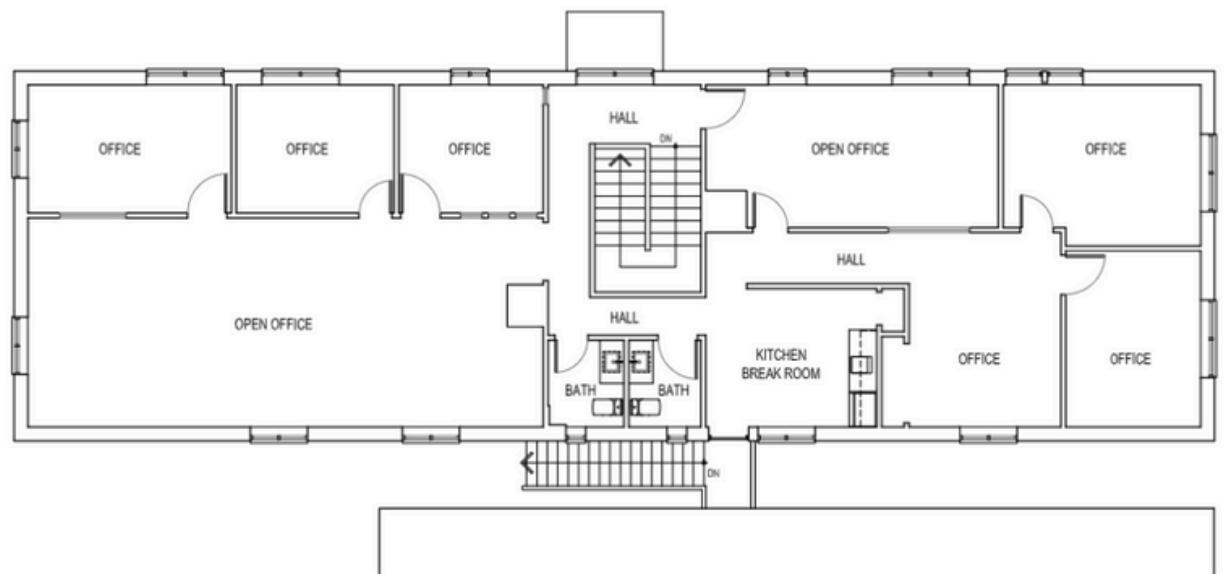
**For Sale: \$1.4M**

**For Lease: \$12/SF**

**Lease between 1,000-4,000 SF**  
**4 Suites Available**



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



## 4400 E Evans

-5,133 SF  
-0.24 Acres  
-Office / Retail Space

Year Built: 1977

Renovated: 2021

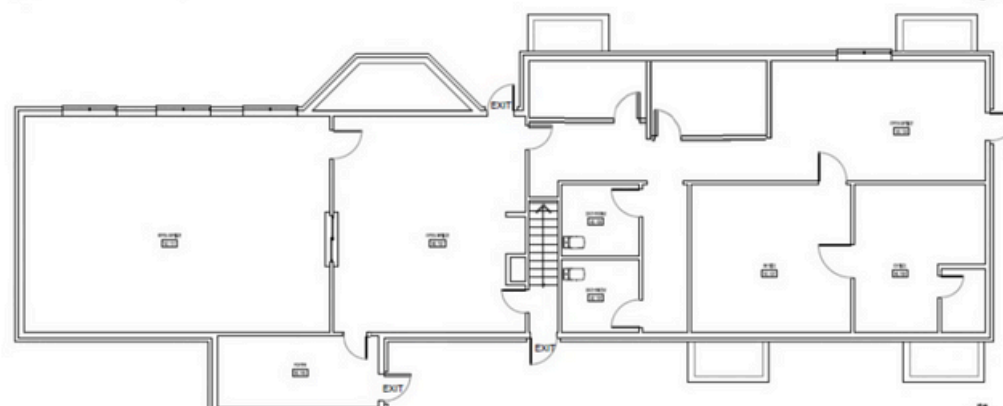
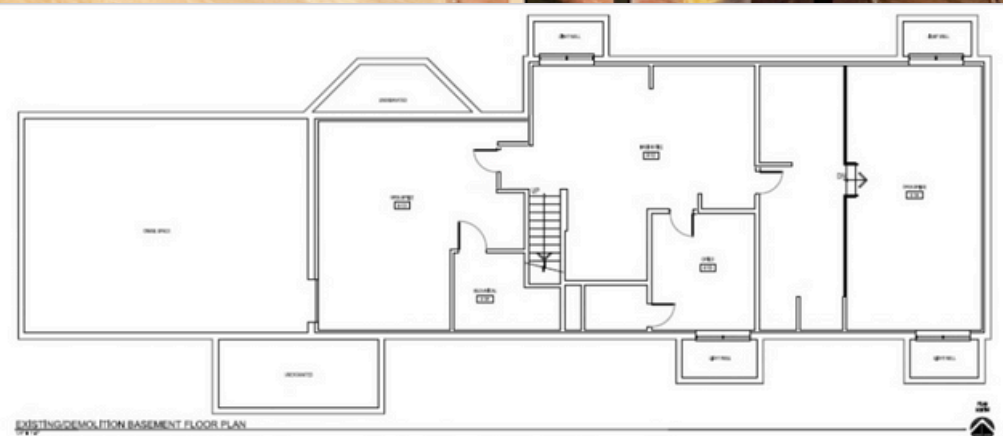
Building Height: 2 Stories

Typical Floor Size: 5,133 SF

Parking: 11 spot private lot

For Sale: **\$1.75M**

For Lease: **\$16/SF**



# UNIVERSITY HILLS COMPLEX

## LEASING RATES

	Building Size (SF)	CAM**	Taxes	Annual Rent/SF*	Lease Terms
2145 S Clermont	4,660	\$4.0/SF	\$16,803.60	\$12	NNN, 10 years
4400 E Evans	5,133	\$6.0/SF	\$20,911.94	\$16	NNN, 10 years

\*\* Based on  
2024 expenses

\*subject to 3%  
escalation

**2145 S Clermont**  
For Sale: **\$1.4M**



**4400 E Evans**  
For Sale: **\$1.75M**



**2 PROPERTIES AVAILABLE**  
**For Sale For Lease**

Call for Inquiries, and  
Further information.

**720-392-8636**

