

THE OFFICES AT UNIVERSITY HILLS



West Bldg: \$27-\$30/SF Full Service



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



KEY FACTS

Building Size (West & East):
130,600 SF
Stories: Five (West) | Two (East)
Elevators: Two (West) | One (East)
Parking: 3:1,000 SF
YOC/Renovated:
1983 / 2008 / 2015 / 2021 /
2023

AVAILABLE SUITES

West

2696 S Colorado Blvd.

Suite 210: 1,028 RSF
Suite 355: 1,156 RSF
Suite 335: 738 RSF
Suite 430: 3,634 RSF
Suite 575: 1,304 RSF (Furnished)
Suite 390 : Therapy Suites

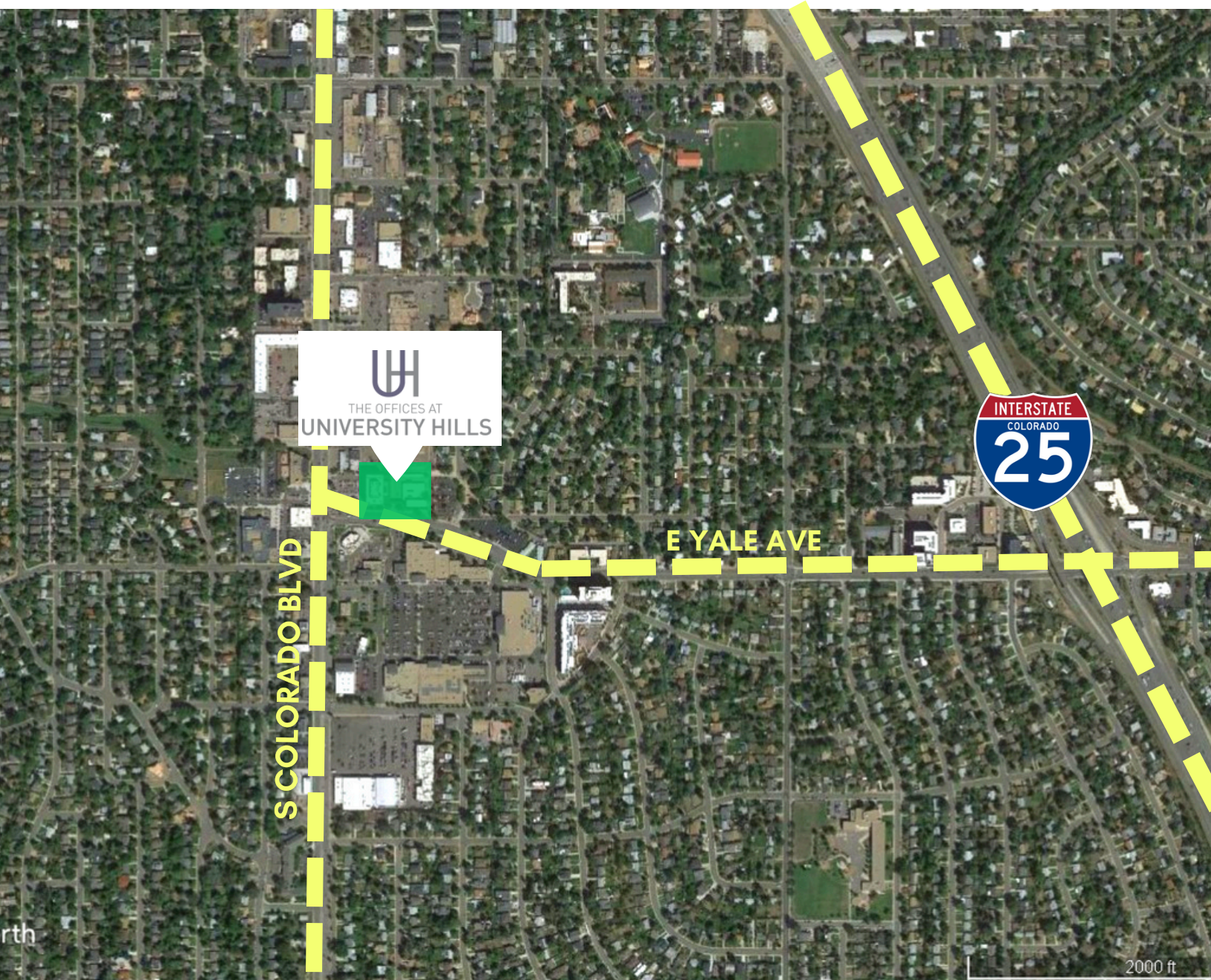
East

4201 E Yale Ave

Suite YB120: 728 USF
-Vault Storage
Suite Y100: 719 SF
Suite Y130: 4,629 SF



UH THE OFFICES AT UNIVERSITY HILLS



BUILDING FEATURES

- Free conference room with Teams/Zoom presence device, break area and shaded patio
- On-site storage
- On-site banking
- Easy access to I-25 via Yale Ave or Colorado Blvd
- Central location to DTC and CBD
- Light Rail at I-25 and Yale
- Excellent local ownership



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. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

11/20/2024

THE OFFICES AT UNIVERSITY HILLS

2696 S Colorado Blvd. & 4201 E Yale Ave. Denver, CO 80222



BUSINESSES WITHIN WALKING DISTANCE

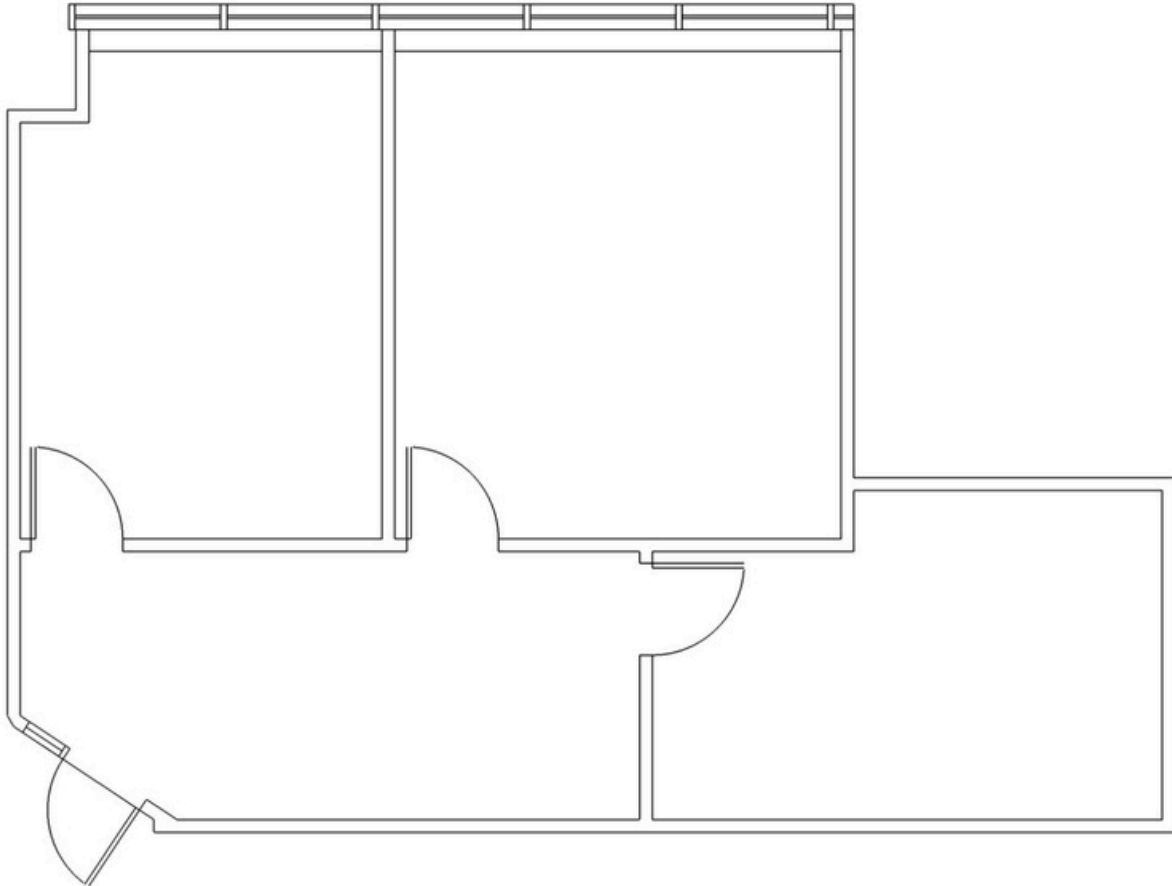


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**FLOOR PLANS FOR AVAILABLE SUITES
WEST BUILDING - 2696 S COLORADO BLVD**

PRICING: WEST BLDG: \$27-\$30/SF FULL SERVICE

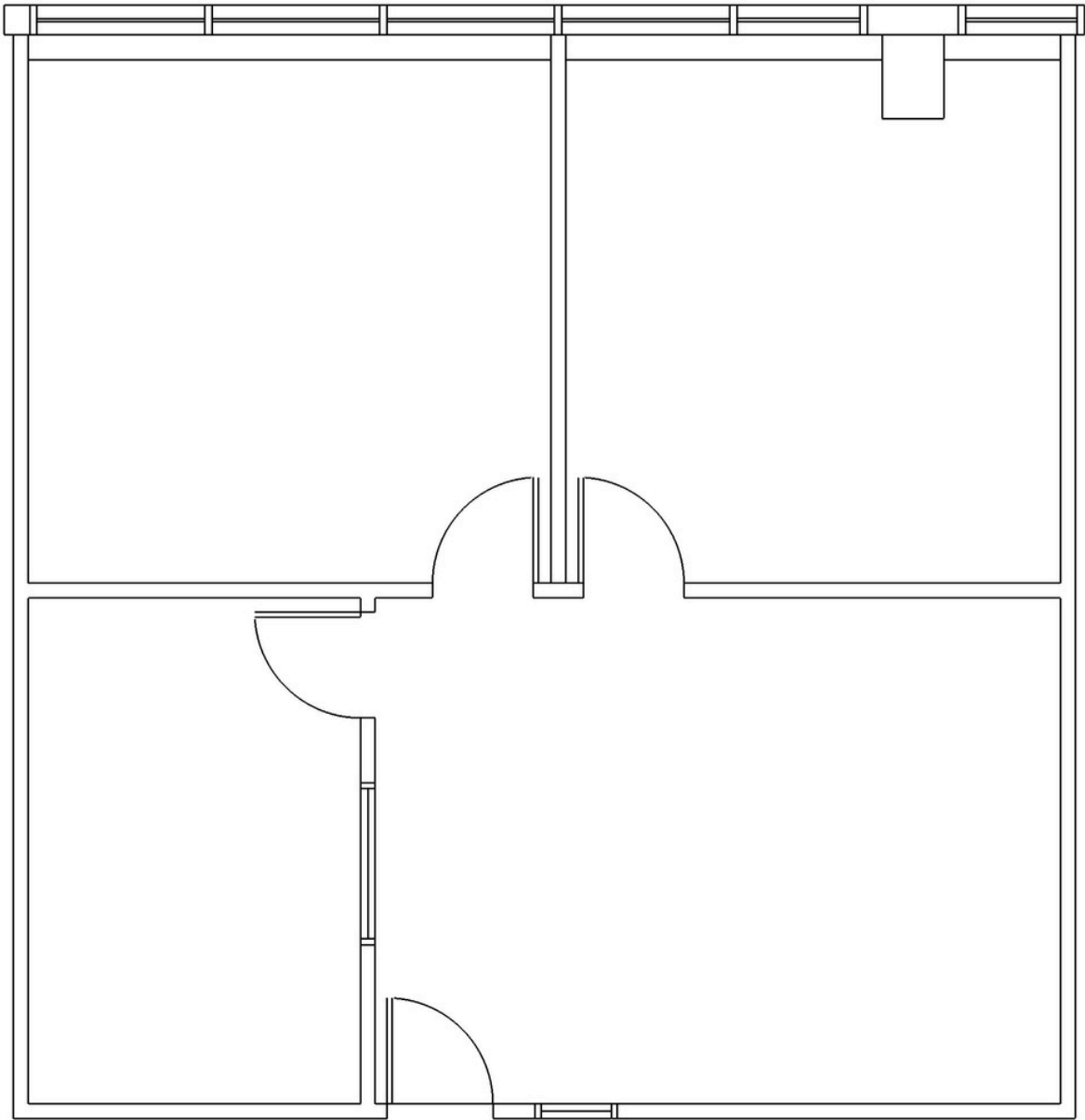
Suite 210: 1,028 RSF



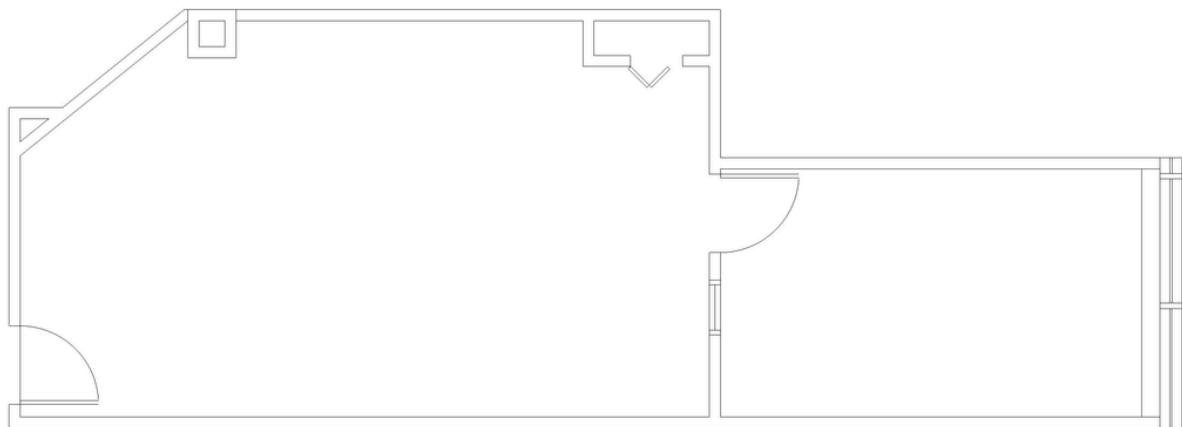
**FLOOR PLANS FOR AVAILABLE SUITES
WEST BUILDING - 2696 S COLORADO BLVD**

PRICING: WEST BLDG: \$27-\$30/SF FULL SERVICE

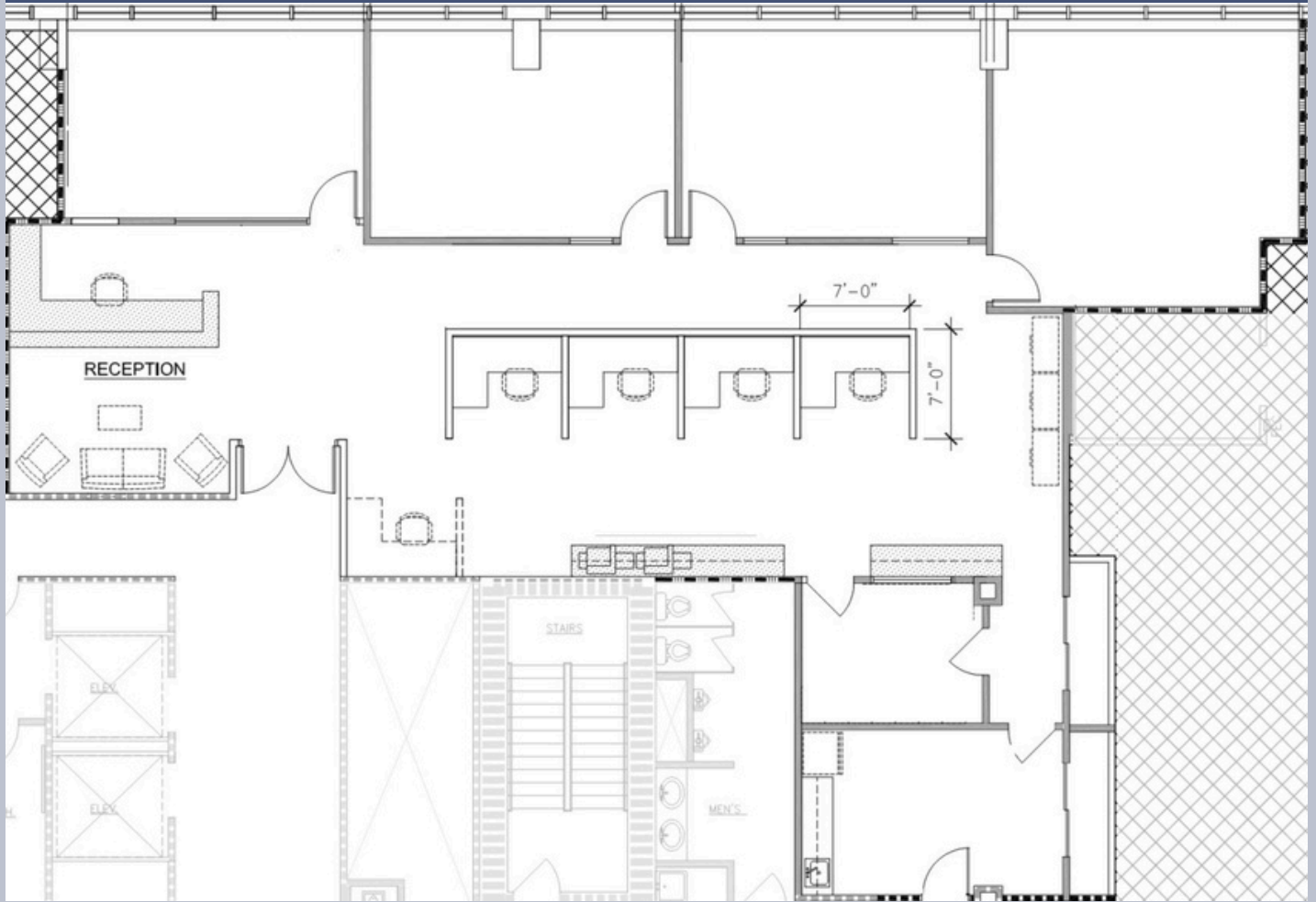
Suite 355: 1,156 RSF



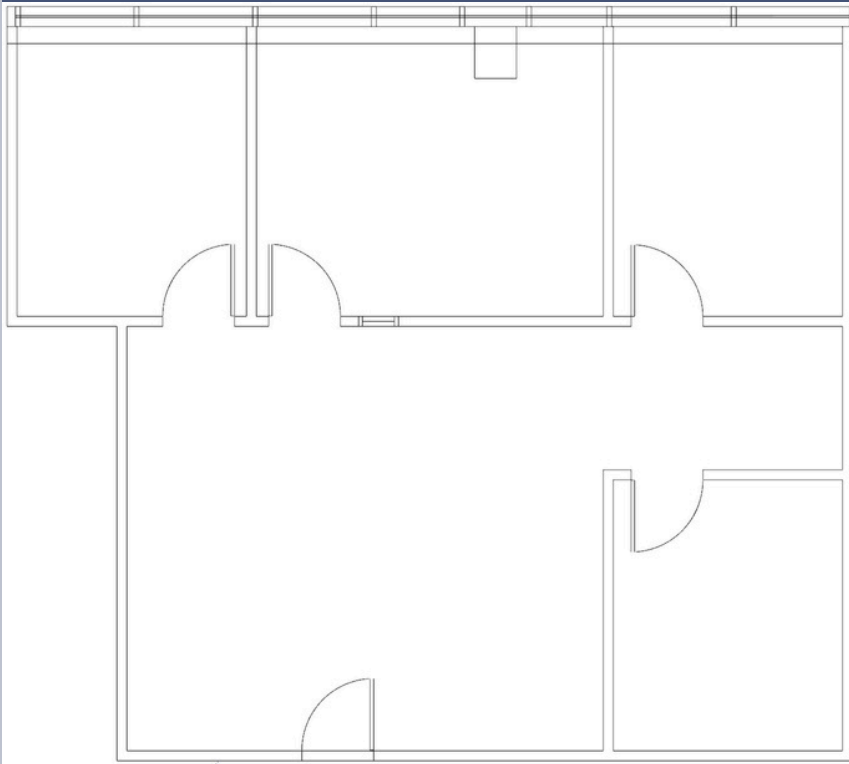
Suite 335: 738 RSF



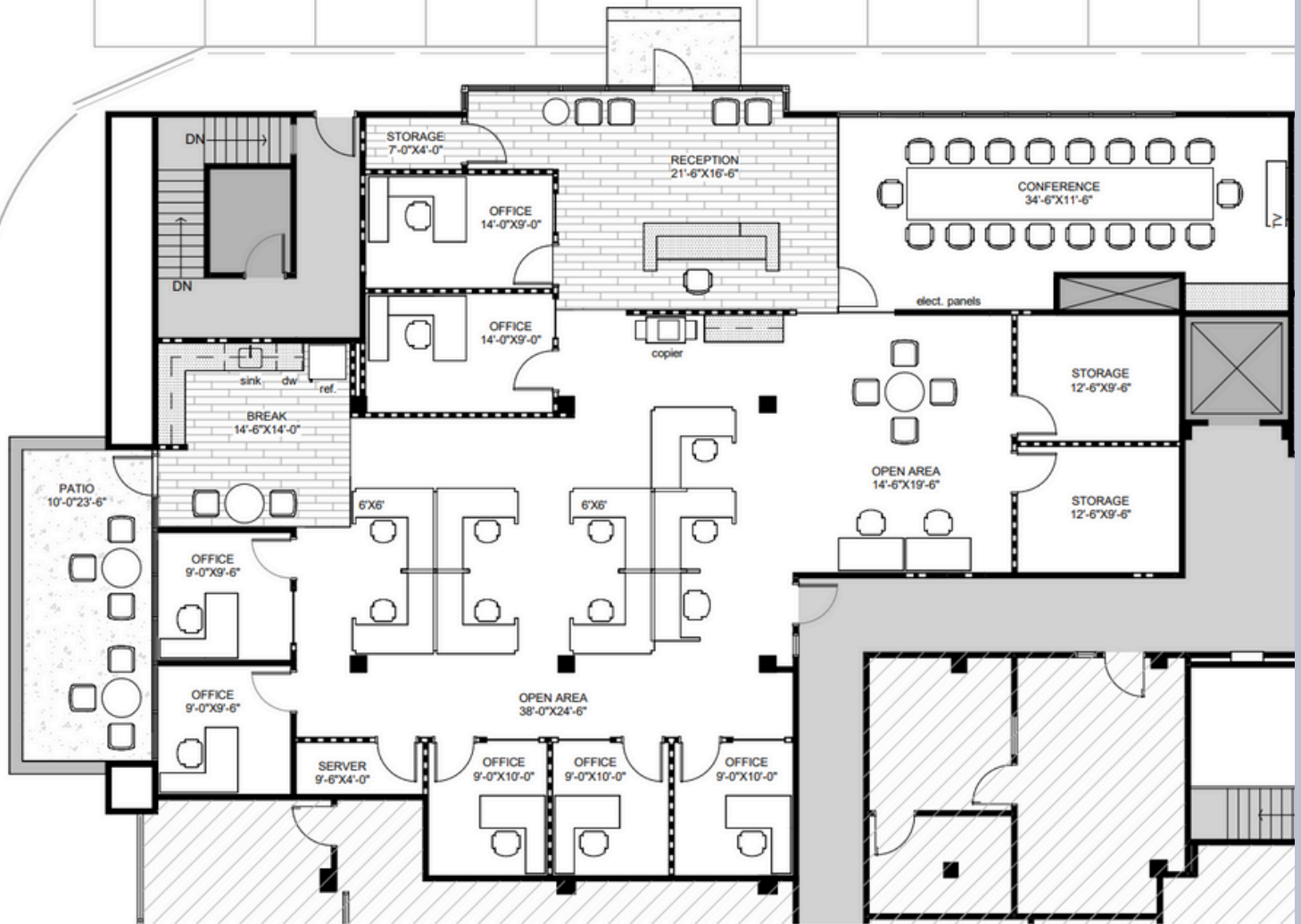
Suite 430: 3,634 RSF



Suite 575: 1,304 RSF



Example Space Plan - Build to Suite Y130: 4,629 RSF



SPACE FEATURES

- Partial or full buildout
- Private outdoor patio
- East building signage
- Personal entrance



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FLOOR PLANS FOR AVAILABLE SUITES EAST BUILDING - 4201 E YALE AVE.

**PRICING: EAST BLDG: \$1,100/SF FULL SERVICE
CLIMATE-CONTROLLED STORAGE**

Suite YB120: 728 USF

