

# The Offices at University Hills

Denver, CO 80222



2696 S COLORADO BLVD (WEST)

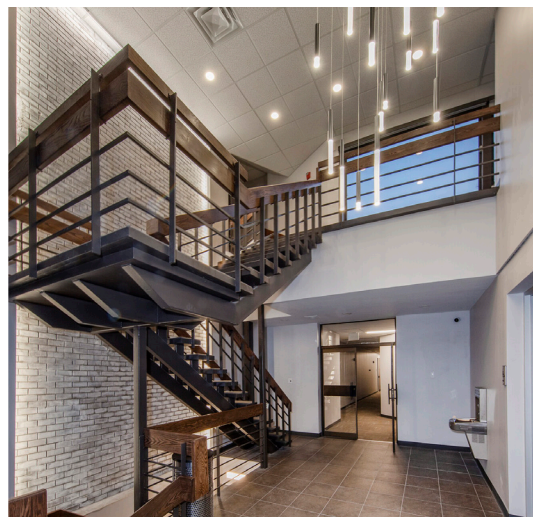


4201 E YALE AVE (EAST)

## PROPERTY HIGHLIGHTS

- Conference Room with Teams/Zoom (NC)
- Common Break Area (NC)
- Large Shaded Patio - Available for Events (NC)
- Abundant Local Amenities including Restaurants, Hotels and Shopping
- Central Location with Easy Access to/from I-25 via Colorado Blvd or Yale Ave
- Onsite Storage, Banking and Property Management/Ownership
- Close Proximity to Public Transit

\*NC = No Charge



**For leasing information please contact:**

Michelle Gertzman | 720.743.6399  
mgertzman@premisescommercial.com

Matt Smith | 303.996.8460  
msmith@premisescommercial.com

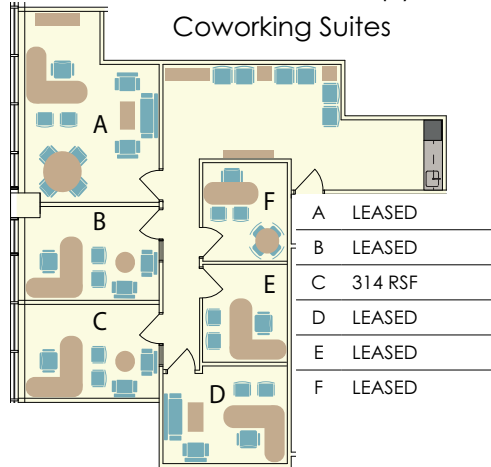
**PREMISES**  
PREMISES COMMERCIAL REAL ESTATE, LLC  
WWW.PREMISESCOMMERCIAL.COM

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THE OFFICES AT  
**UNIVERSITY HILLS**

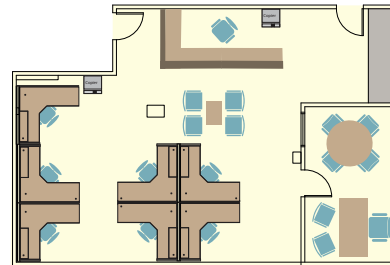
# The Offices at University Hills

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Suite 390  
Professional/Therapy  
Coworking Suites



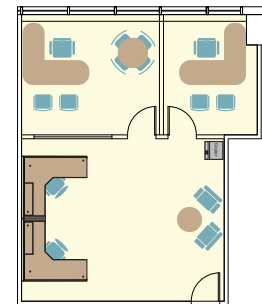
Suite B155  
1,413 sf



Suite 330  
2,336 sf  
(Available 4/1/2026)

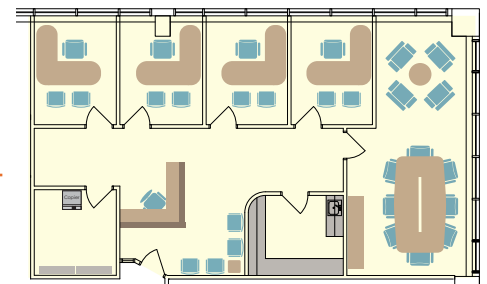


Suite 450  
867 sf



Suite 325 & 330  
3,668 sf

Suite 570  
2,090 sf



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