

The Offices at University Hills

Denver, CO 80222



2696 S COLORADO BLVD (WEST)

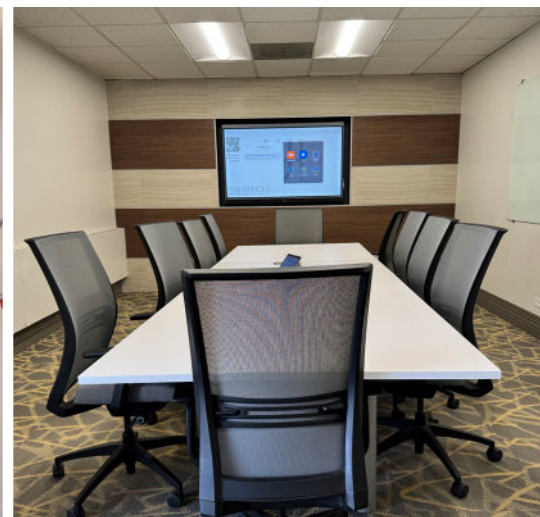
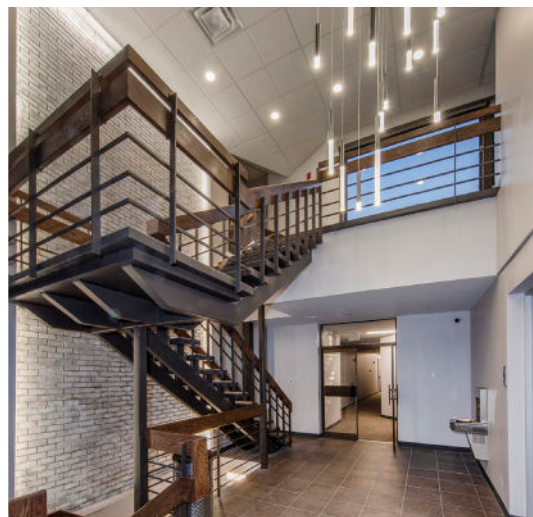


4201 E YALE AVE (EAST)

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

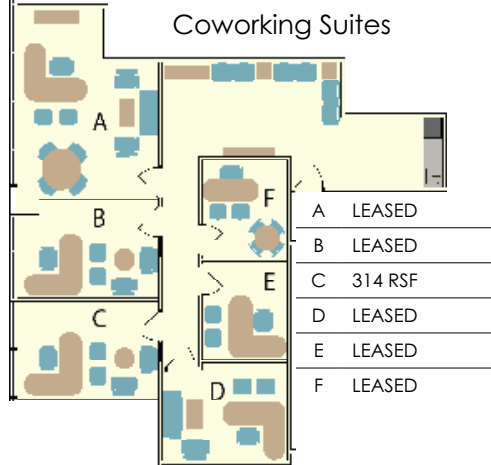
PREMISES
PREMISES COMMERCIAL REAL ESTATE, LLC
WWW.PREMISESCOMMERCIAL.COM

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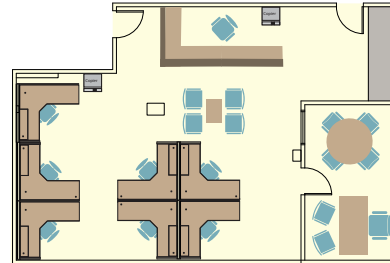
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Suite 390
Professional/Therapy
Coworking Suites



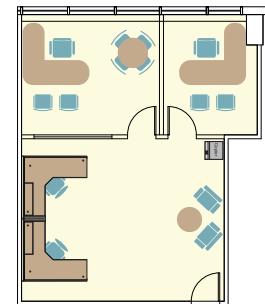
Suite B155
1,413 sf



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



Suite 450
867 sf

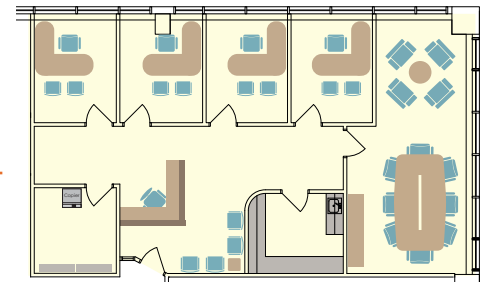


Suite 325
1,332 sf

(Available 4/1/2026)

Suite 325 & 330
3,668 sf

Suite 570
2,090 sf



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The information contained herein, while not guaranteed, has been secured from sources we believe to be reliable. Different brokerage relationships are available which include Seller/Landlord Agency, Buyer/Tenant Agency and Transaction Broker. Premises Commercial Real Estate is acting in this capacity as Landlord's/Sublessor's Agent, unless otherwise agreed, and owes its fiduciary allegiance to Landlord/Sublessor as defined by Colorado Real Estate Commission.