

The Offices at University Hills

Denver, CO 80222



2696 S COLORADO BLVD (WEST)

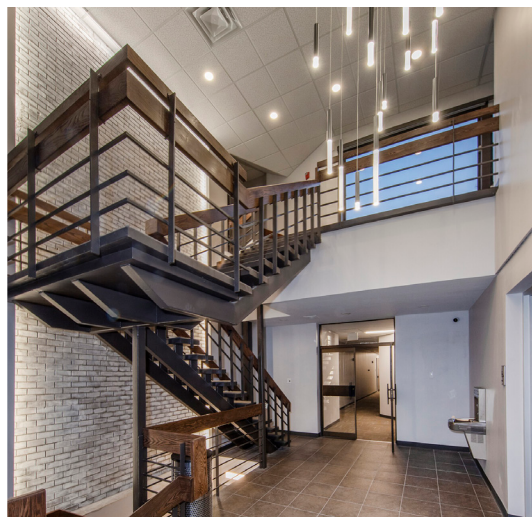


4201 E YALE AVE (EAST)

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

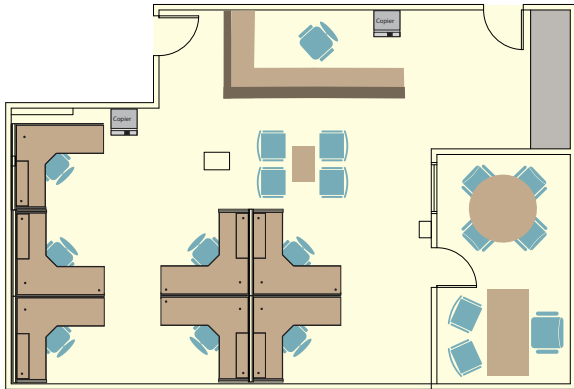
Matt Smith | 303.996.8460
msmith@premisescommercial.com

PREMISES
PREMISES COMMERCIAL REAL ESTATE LLC
WWW.PREMISESCOMMERCIAL.COM

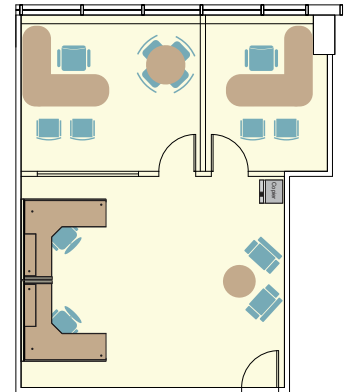
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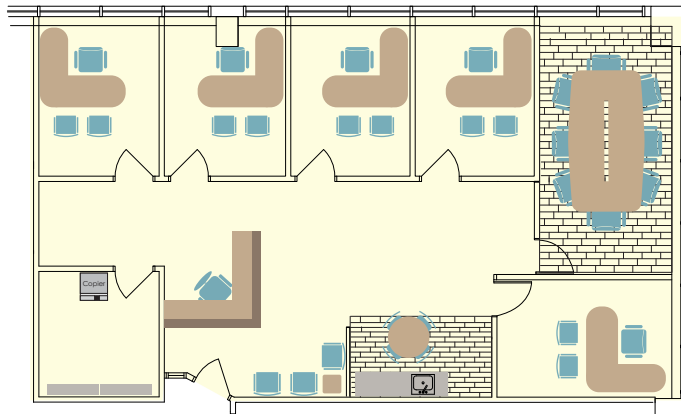
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Suite B155
1,413 sf



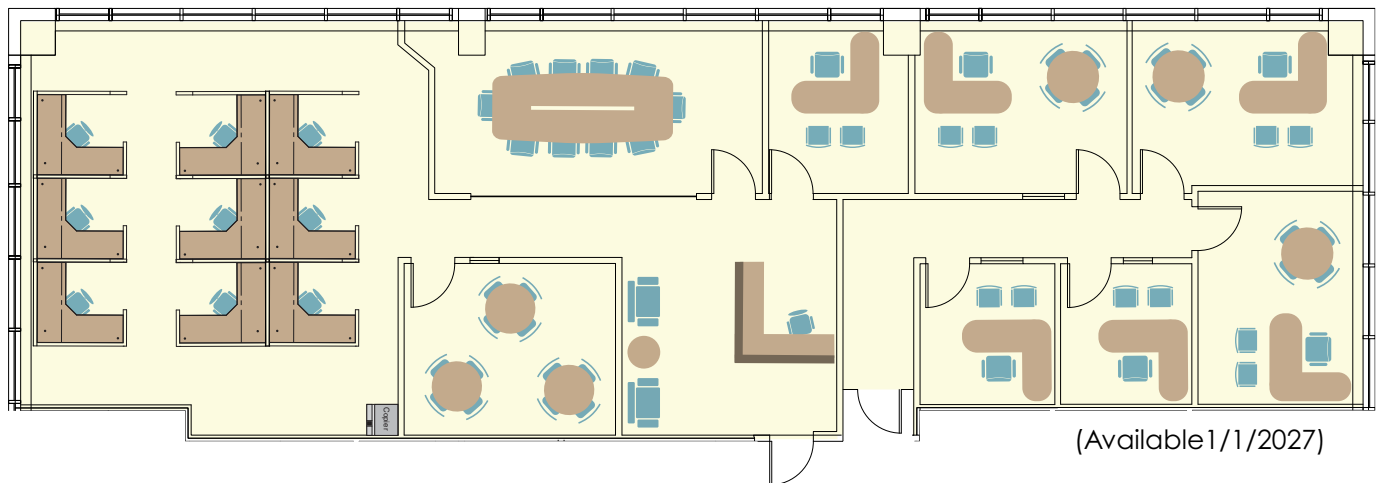
Suite 450
867 sf



Suite 570
2,090 sf

Suite 480
2,106 sf

Suite 460
1,178 sf



(Available 1/1/2027)

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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.