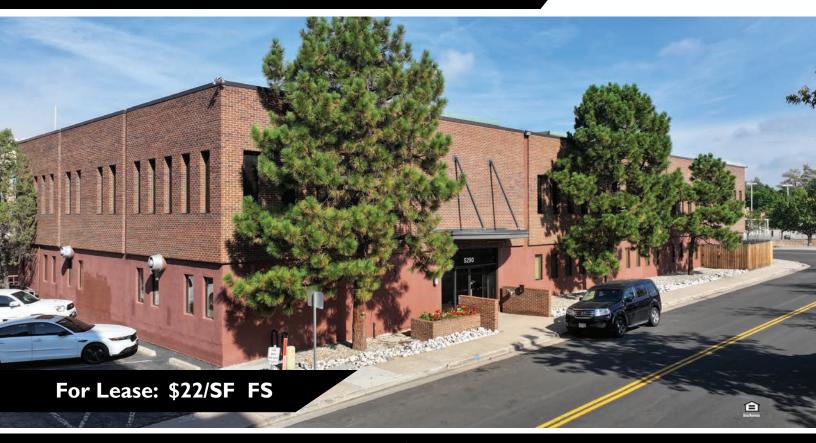
University Hills Office Bldg for Lease

5290 EYale Circle, Denver, CO 80222





AVAILABLE SUITES

 Suite 204:
 1,104± SF

 Suite 207:
 1,392± SF

 Suite 208:
 827± SF

 Suite 209:
 2,014± SF

BUILDING OVERVIEW

Building SF: 22,900± SF

YOC: 1973

Parking: 54 Surface Spaces

Zoning: S-MX-5

Price: \$22/SqFt - Full Service

PROPERTY HIGHLIGHTS

- Convenient location directly adjacent to the Yale Station RTD stop
- Responsive on-site management
- Flexible lease terms
- New paint & carpet
- Corner units available
- Excellent natural light
- Secure building with fob access
- On-site parking
- Light and bright office spaces that would be a great fit for any office use

Fuller Real Estate (303) 534-4822

Brokerage Disclosure to Buyer Travis Wanger (720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com **Alex Scott** (720) 287-5417 direct (972) 207-8877 mobile AScott@FullerRE.com

Hayley Konowalchuk (720) 974-2792 direct (619) 742-5525 mobile HKono@FullerRE.com



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