

University Hills Office Bldg for Lease

5290 E Yale Circle, Denver, CO 80222



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For Lease: \$19- \$22/SF FSG

AVAILABLE SUITES

Suite 204:	1,104± 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

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

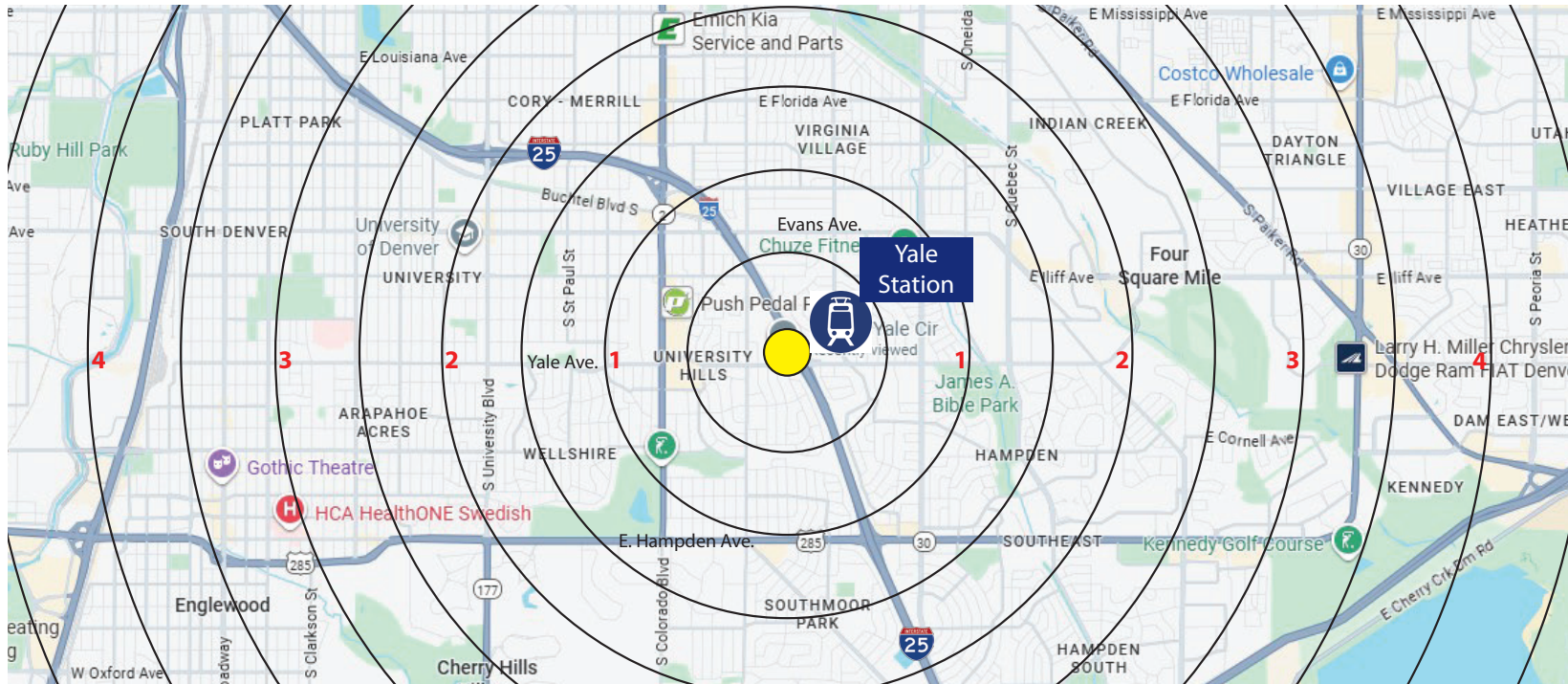
Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



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