

1777 @ **BOULEVARD 25**

1777 South Bellaire Street Denver, CO 80222

Prime location

near Colorado Boulevard dining, shopping & more!

OFFICE SPACE FOR LEASE | 357 - 2,288 SF

COMMON

CONFERENCE

ROOMS

On-site

property management & maintenance

Operable windows

plus individual heating & cooling units

\$18.00* - \$22.00 /SF/YR FSG

PROPERTY HIGHLIGHTS



KEY FOB AFTER-HOUR ACCESS

& I-25

1/4 mile

1/2 mile

Colorado Blvd

Colorado Station

RTD & Light Rail



1805 S. Bellaire St., #400 Denver, CO 80222 303-333-7500 GROUP, INC. www.matrixgroupinc.com

LAUREN QUIRAM **LEASING AGENT** lquiram@matrixgroupinc.com 303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

LOCATION

1777 @ BOULEVARD 25



\$18.00* - \$22.00 /SF/YR FSG

*Lease buyout special for Suite 204! Contact leasing agent for more formation.



SUITE 204 FLOOR PLAN

357 SF 123 Avail 9-1-21 G105 639 SF Vacant 1,397 SF 204 Vacant 1,833 SF 440 Vacant 1.802 SF 100 Vacant 2,288 SF G125 Call for Availability 1.006 SF 450 Vacant

AVAILABLE UNITS

BROKER BONUS AVAILABLE!

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