



# 1777 @ BOULEVARD 25

1777 South Bellaire Street  
Denver, CO 80222

## Prime location

near Colorado Boulevard  
dining, shopping & more!

## On-site

property management &  
maintenance

## Operable windows

plus individual heating &  
cooling units

OFFICE SPACE FOR LEASE | 357 - 2,288 SF

## PROPERTY HIGHLIGHTS

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



1/4 mile

Colorado Blvd  
& I-25

1/2 mile

Colorado Station  
RTD & Light Rail



1805 S. Bellaire St., #400  
Denver, CO 80222  
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LAUREN QUIRAM

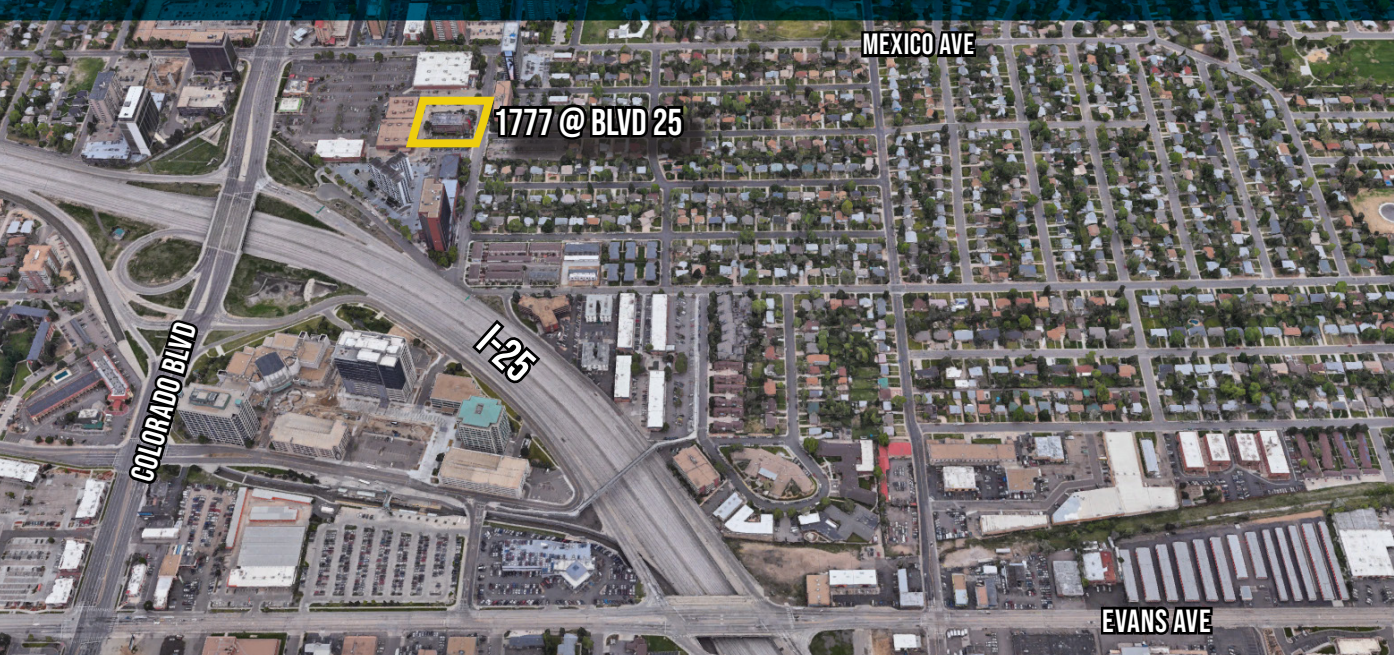
LEASING AGENT

[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)

303-300-5271



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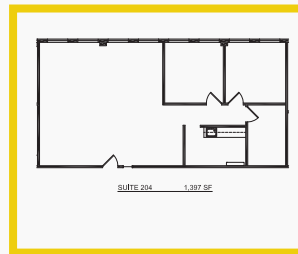
Example Office Interior



Outdoor Picnic Area

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

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



SUITE 204 FLOOR PLAN

## AVAILABLE UNITS

357 SF	<b>123</b>	Avail 9-1-21
639 SF	<b>G105</b>	Vacant
1,397 SF	<b>204</b>	Vacant
1,833 SF	<b>440</b>	Vacant
1,802 SF	<b>100</b>	Vacant
2,288 SF	<b>G125</b>	Call for Availability
1,006 SF	<b>450</b>	Vacant

**BROKER BONUS AVAILABLE!**

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