



# 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 | 867 - 2,014 SF**

## PROPERTY HIGHLIGHTS

**\$20.00-  
\$22.00/SF/YR**  
**FSG**



1/4 mile | Colorado Blvd  
& I-25  
1/2 mile | Colorado Station  
RTD & Light Rail

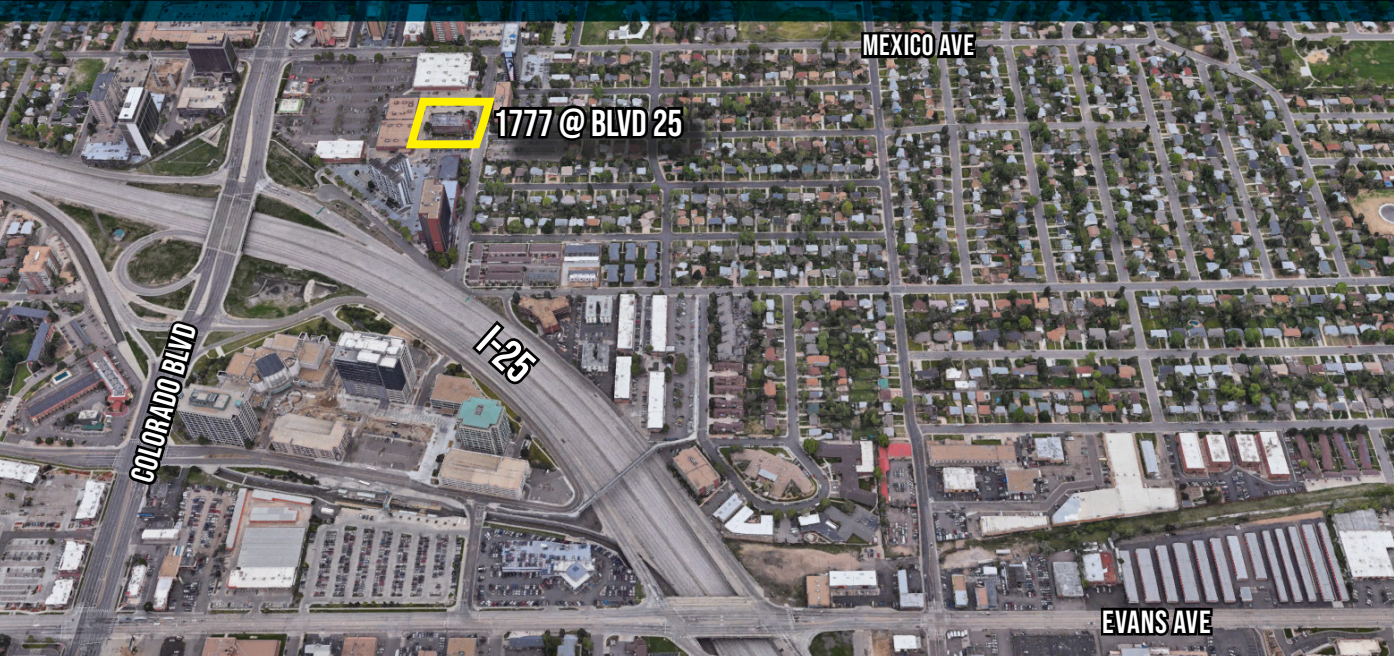


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Office Interior



Outdoor Picnic Area

**\$20.00-\$22.00**  
**SF/YR FSG**

## AVAILABLE UNITS

1,214 SF	<b>120</b>	Multi private office layout, includes a sink.
867 SF	<b>G110</b>	One layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.
1,006 SF	<b>450</b>	Three-four private offices, one conference room or office, and a reception area.
2,014 SF	<b>G150</b>	With updates there's potential for four private offices here, one includes cabinet storage, three currently have a mirrored wall option for exercise studio use.

## SUITE G150 LEASE SPECIAL

**\*6 MONTHS OF FREE  
RENT - NEW YEAR  
DEAL!**

\*Terms and conditions apply,  
contact broker. Assumes 5  
year lease.

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