



# 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 | 697 - 2,014 SF

### PROPERTY HIGHLIGHTS

\$22.00-\$23.00/  
SF/YR FSG



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

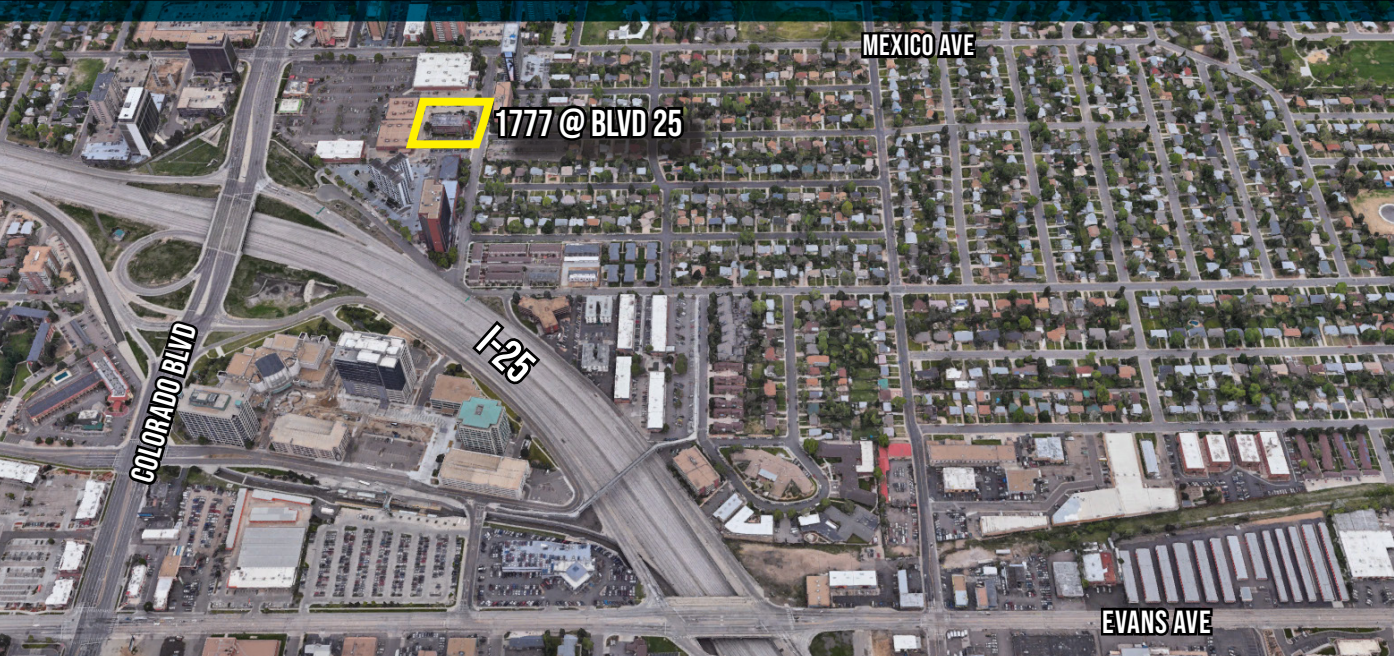


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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references 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.

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Office Interior



Outdoor Picnic Area

**\$22.00-\$23.00/  
SF/YR FSG**

## AVAILABLE UNITS

697 SF	<b>165</b>	Two private offices with newer LVT or carpet flooring, reception, and a sink cabinetry.
867 SF	<b>G110</b>	One layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.
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.

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