



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 | 343 - 2,905 SF

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



COMMON
CONFERENCE
ROOMS



PARKING
2.7 PER
1,000 SF



KEY FOB
AFTER-HOUR
ACCESS



LOCATION

1/4 mile

Colorado Blvd
& I-25

1/2 mile

Colorado Station
RTD & Light Rail



MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500

www.matrixgroupinc.com

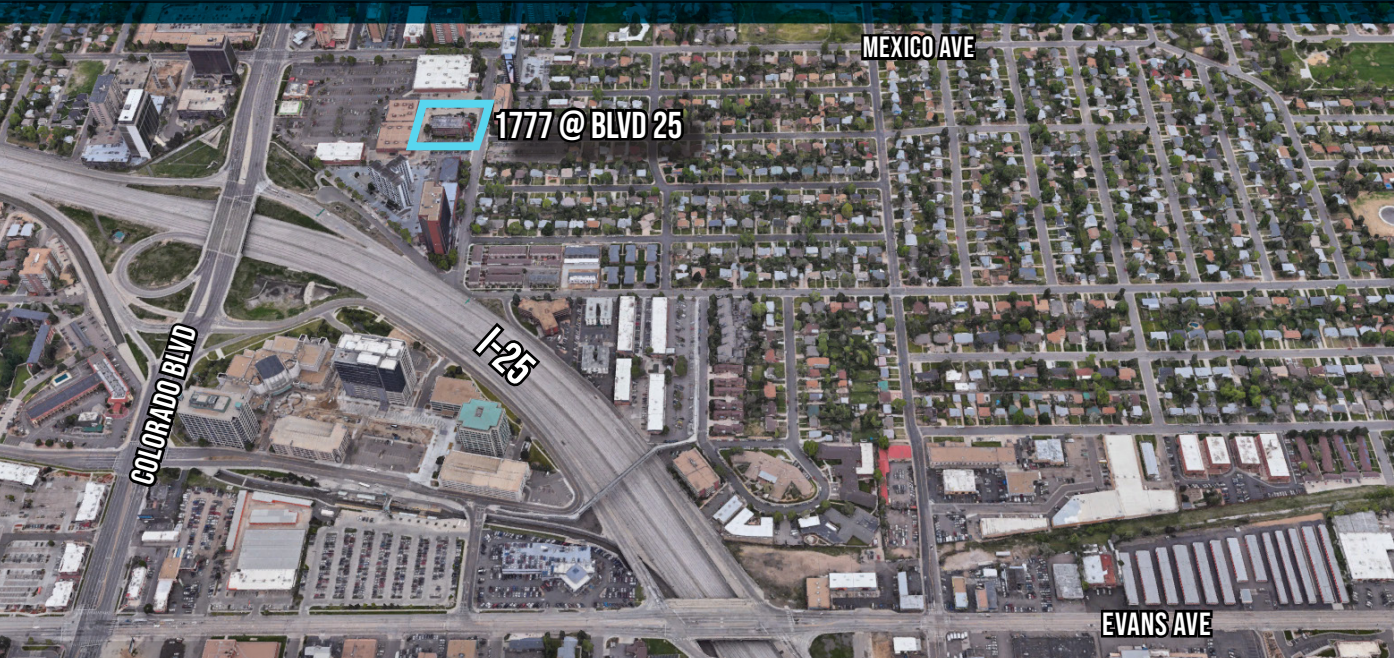
LAUREN QUIRAM
LEASING AGENT

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.

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Example Office Interior



Outdoor Picnic Area

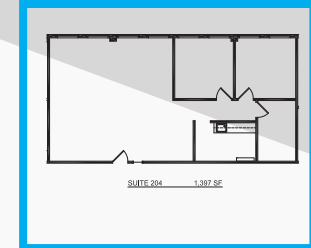
\$18.00* - \$22.00 /SF/YR FSG

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

AVAILABLE UNITS

551 SF	417	Vacant
1,397 SF	204	Vacant
1,012 SF	220	Vacant
1,802 SF	100	Vacant
2,905 SF	G125	Call for Availability
343 SF	200	Avail 12-1-21
712 SF	185	Avail 10-1-21

**BROKER BONUS
AVAILABLE!**



SUITE 204 FLOOR PLAN

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