



# 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 | 639 - 1,674 SF**

## PROPERTY HIGHLIGHTS

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



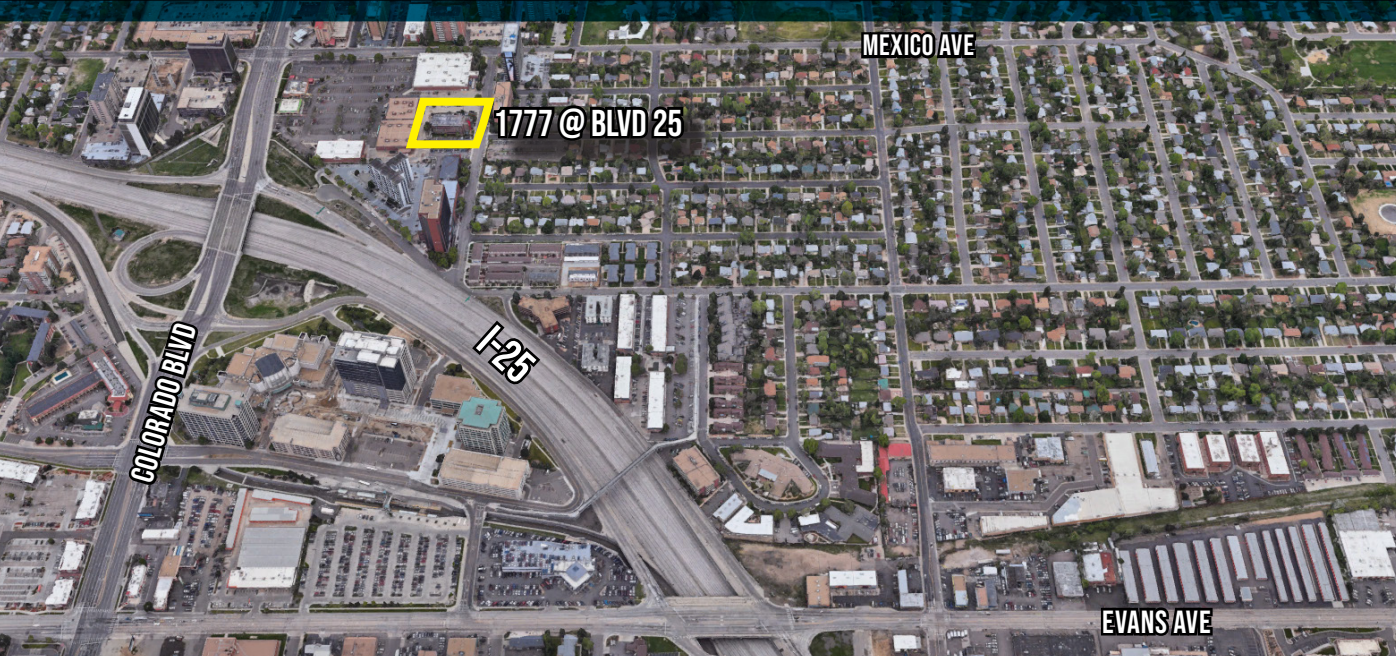
1/4 mile	Colorado Blvd & I-25
1/2 mile	Colorado Station RTD & Light Rail



1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

# 1777 @ BOULEVARD 25



Example Office Interior

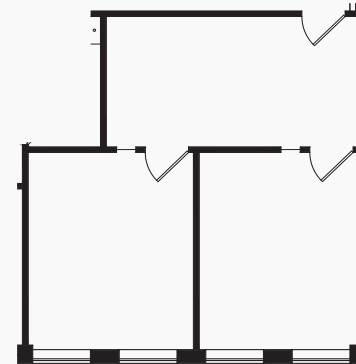


Outdoor Picnic Area

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

## AVAILABLE UNITS

1,291 SF	<b>170</b>	Vacant
1,397 SF	<b>419</b>	Vacant
639 SF	<b>G105</b>	Vacant
1,674 SF	<b>206</b>	Avail 3/1/23



Example Floor Plan  
Suite G105

**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)



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.