



# 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 | 551 - 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



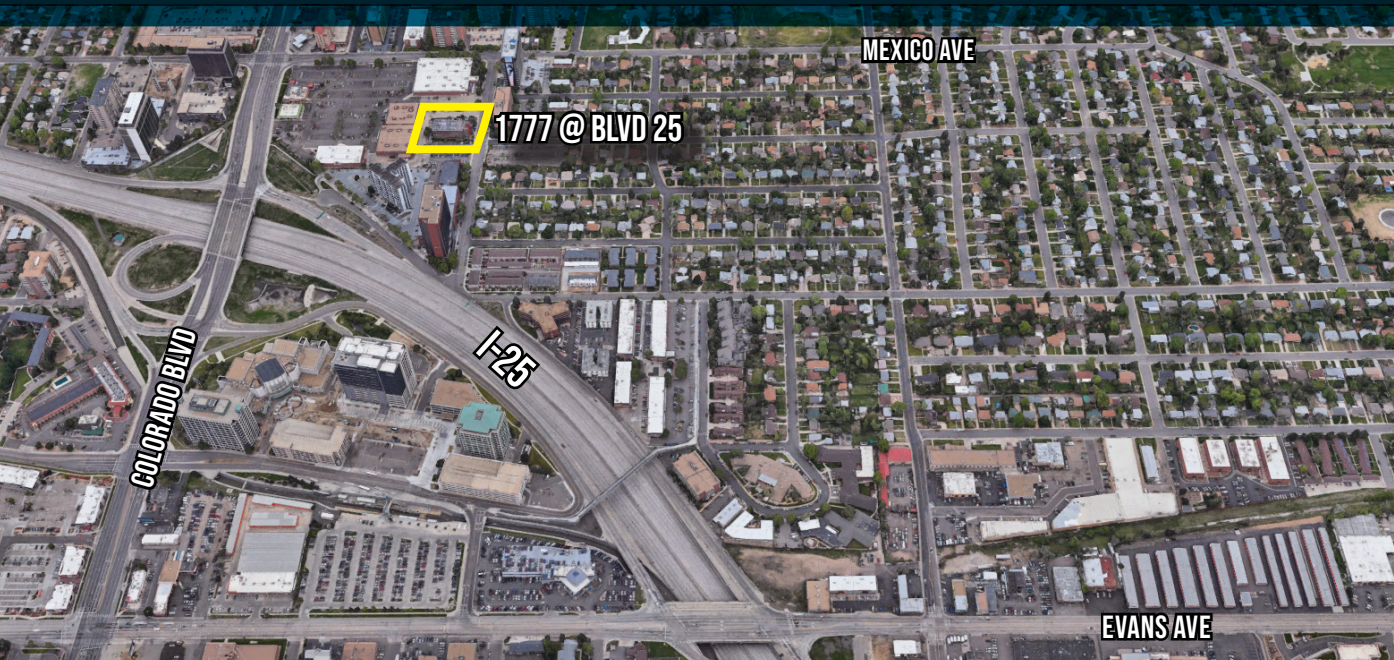
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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references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

551 SF	<b>417</b>	Avail 1/1/24. One private office w/ reception and storage closet.
697 SF	<b>165</b>	Avail 12/1/23. Two private offices, reception, and a sink cabinetry within updated unit.
867 SF	<b>G110</b>	Avail 1/1/24
2,014 SF	<b>G150</b>	Avail 1/1/24

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