



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-\$23.00/
SF/YR FSG



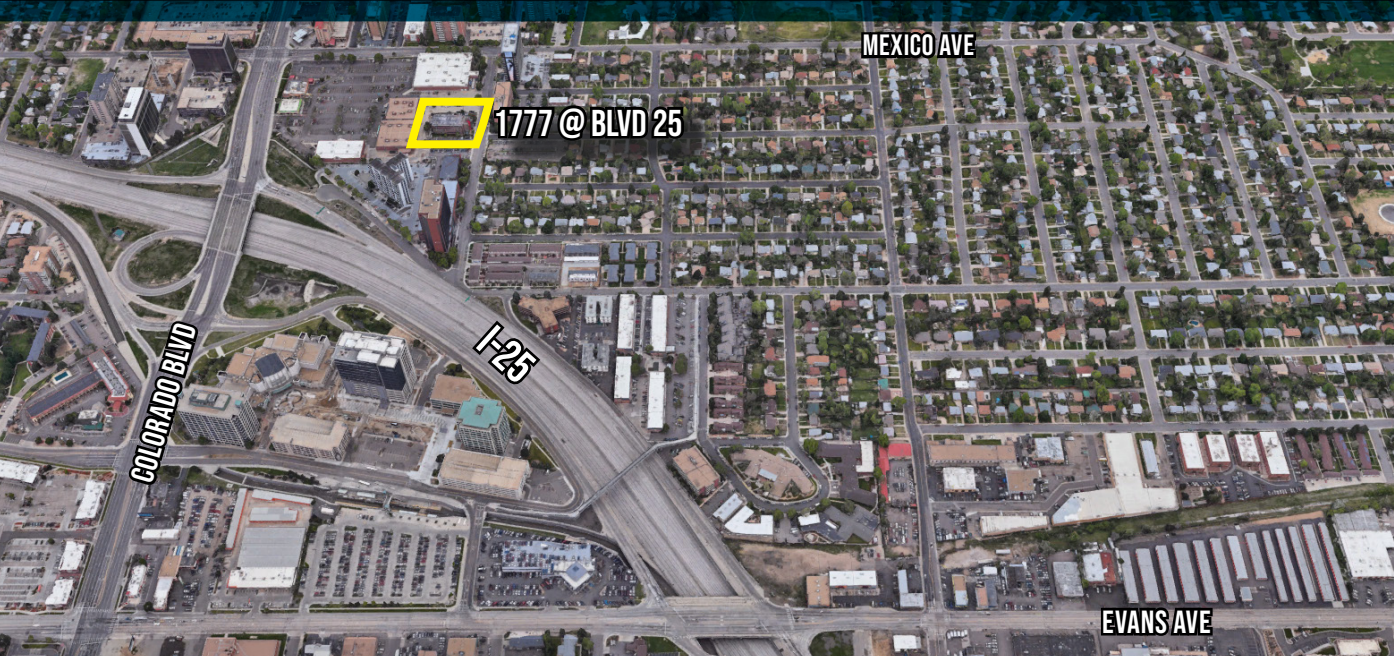
1/4 mile | Colorado Blvd
& I-25
1/2 mile | Colorado Station
RTD & Light Rail



1805 S. Bellaire St., #400
Denver, CO 80222
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Office Interior



Outdoor Picnic Area

**\$20.00-\$23.00/
SF/YR FSG**

AVAILABLE UNITS

1,214 SF	120	Multi private office layout, includes a sink.
867 SF	G110	One layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.
1,006 SF	450	Three-four private offices, one conference room or office, and a reception area.
2,014 SF	G150	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 FOR
LEASES SIGNED BEFORE END
OF YEAR***

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

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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.