



# 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 | 389 - 2,014 SF

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

### PROPERTY HIGHLIGHTS



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.

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Denver, CO 80222

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[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**

**DIRECTOR OF LEASING**

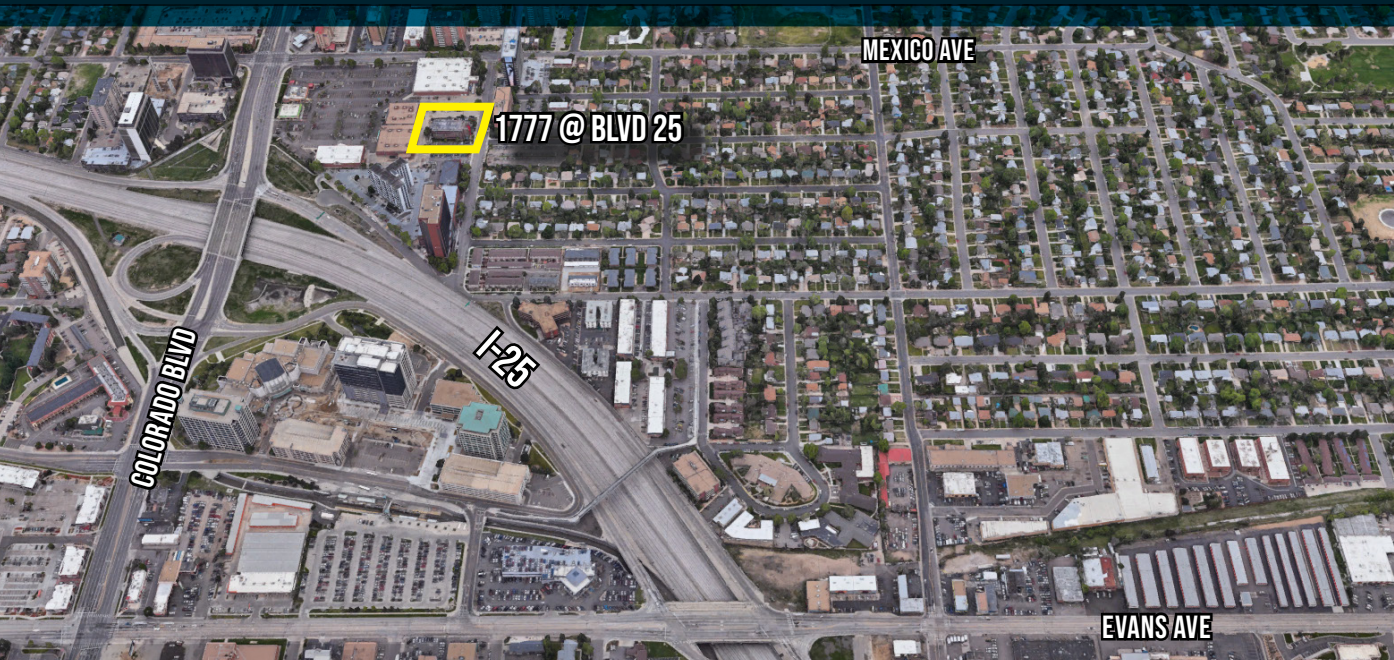
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**303-300-5271**

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Office Interior



Outdoor Picnic Area

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

## AVAILABLE UNITS

1,214 SF	<b>120</b>	Multi private office layout, includes a sink.
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.
389 SF	<b>305</b>	Private office space. Available 5/1.

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