



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 | 508 - 2,014 SF

PROPERTY HIGHLIGHTS

\$22.00-\$23.00/
SF/YR FSG



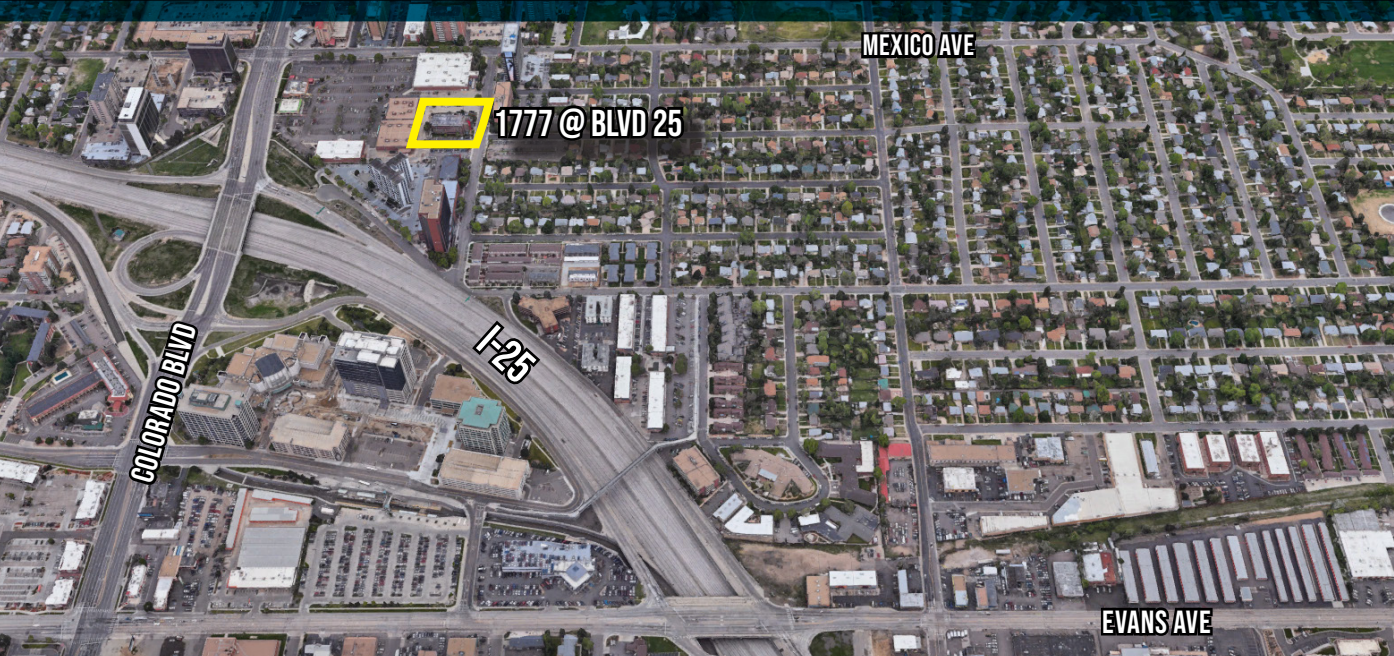
1/4 mile	Colorado Blvd & I-25
1/2 mile	Colorado Station RTD & Light Rail



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DIRECTOR OF LEASING
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Office Interior



Outdoor Picnic Area

**\$22.00-\$23.00/
SF/YR FSG**

AVAILABLE UNITS

508 SF	420	One large private office with a reception area and a closet.
867 SF	G110	One layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.
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.

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