



# 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

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



1/4 mile

Colorado Blvd  
& I-25

1/2 mile

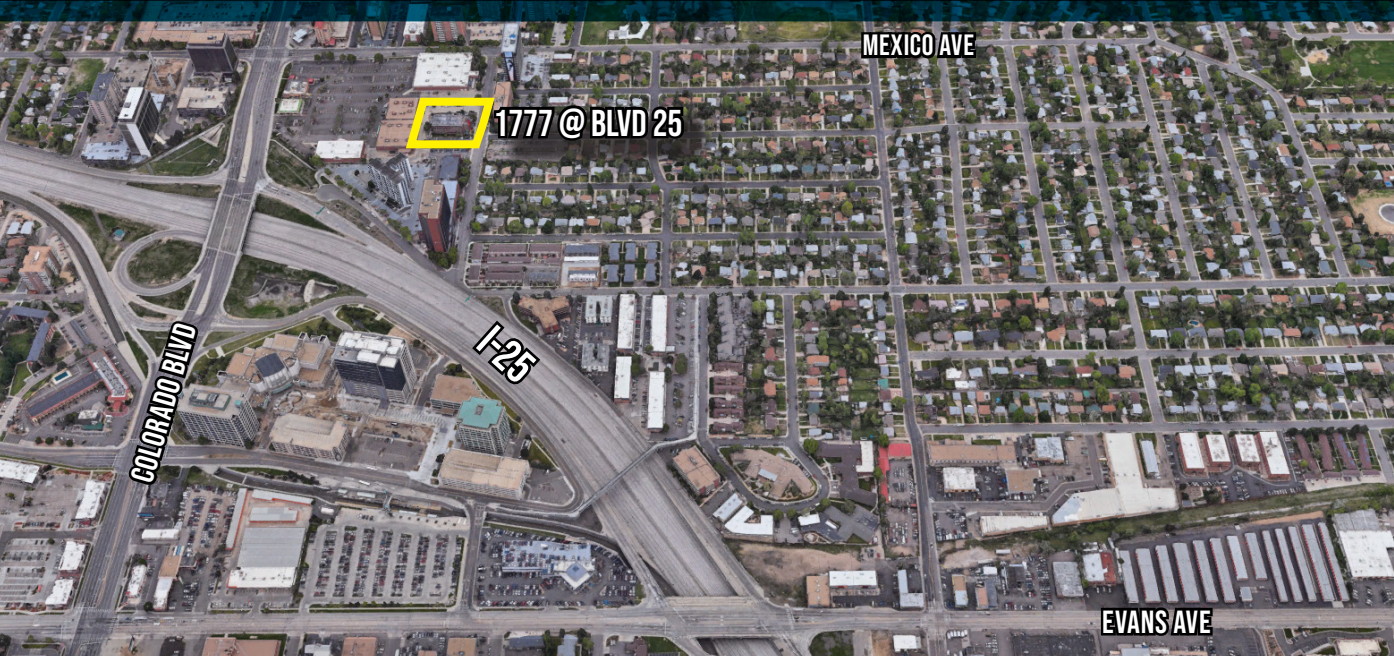
Colorado Station  
RTD & Light Rail



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Office Interior



Outdoor Picnic Area

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

## AVAILABLE UNITS

508 SF	<b>420</b>	One large private office with a reception area and a closet.
867 SF	<b>G110</b>	One layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.
1,006 SF	<b>450</b>	Three-four private offices, one conference room or office, and a reception area.
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.

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