



1777 @ BOULEVARD 25

1777 South Bellaire Street
Denver, CO 80222

OFFICE SPACE FOR LEASE | 382 - 1,397 SF

Prime location
near Colorado Boulevard
dining, shopping & more!

On-site
property management &
maintenance

Operable windows
plus individual heating &
cooling units

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



PROPERTY HIGHLIGHTS



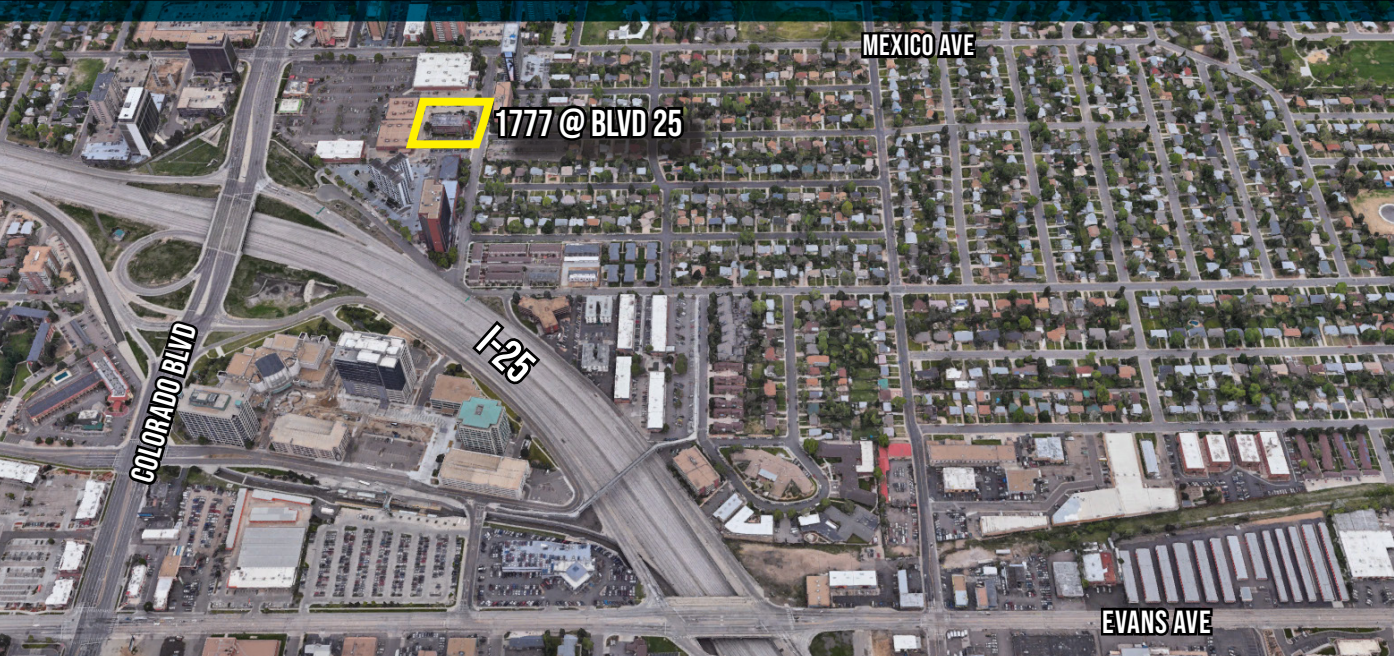
1/4 mile | Colorado Blvd
& I-25
1/2 mile | Colorado Station
RTD & Light Rail



1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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303-300-5271

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Example Office Interior

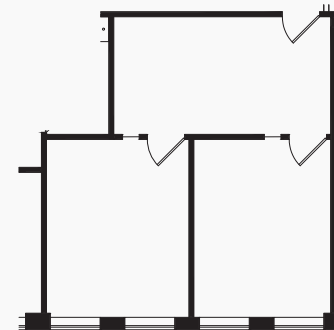


Outdoor Picnic Area

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

AVAILABLE UNITS

1,291 SF	170	Vacant
1,397 SF	419	Call for Availability
639 SF	G105	Avail 9/1/22
382 SF	460	Avail 8/1/22



Example Floor Plan
Suite 460

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