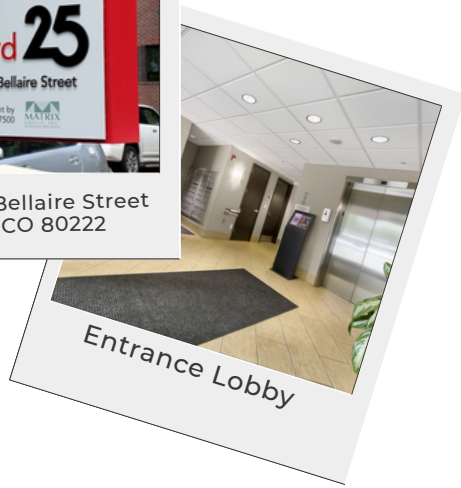
1777 @ BOULEVARD 25

Office Space for Lease





1777 South Bellaire Street
Denver, CO 80222



Entrance Lobby

- Prime location near Colorado Boulevard dining, shopping & more!
- On-site property management & maintenance
- Operable windows plus individual heating & cooling units.
- Dedicated parking lot, ADA-accessible.

Situated just off I-25 and Colorado Boulevard, with access to the Colorado Station RTD light rail stop and nearby dining, shopping, and services. The building features on-site management and maintenance, operable windows with individual heating and cooling units, key-fob access with after-hours entry, shared conference rooms, and common parking. Available spaces include layouts with private offices, reception areas, and fit-out options that cater to a variety of professional users.

MATRIX GROUP

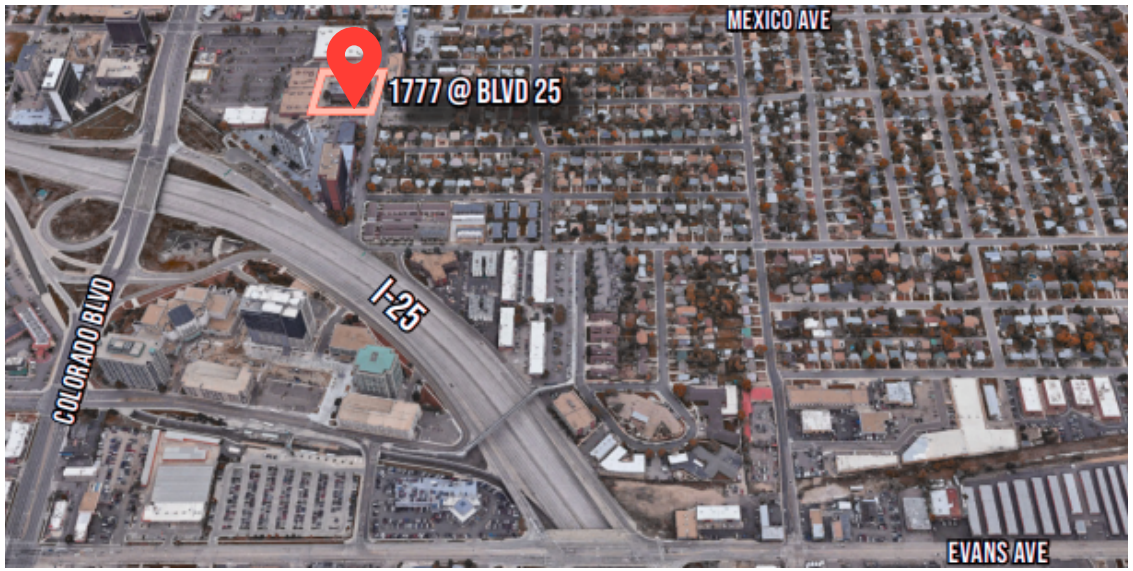
PRIME LOCATION

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BRANDI SPENCER
SENIOR LEASING ASSOCIATE
303-300-5299
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CONNECTED.
CONVENIENT.
PROFESSIONAL.



Available Units

Schedule a tour today!

SUITE G105 | 697 SF AVAIL 11/01/26	Multi-private office layout and kitchenette.
SUITE 170 | 1,291 SF AVAIL 12/1/26	Multi-private office layout and kitchenette.
SUITE 419 | 1,397 SF	Multi-private office layout and kitchenette.
SUITE 370 | 1,457 SF	Multi-private office layout and kitchenette.
SUITE G130 | 1,637 SF	Large multi-private office layout.
SUITE 100 | 1,812 SF AVAIL 02/01/26	Large multi-private office layout and kitchenette
SUITE 440 | 1,833 SF	Multi-private office layout and open floor layout.
SUITE G125 | 2,288 SF	Multi-private office layout and open floor layout.

$18.00- $20.95 PSF / YR FSG

MATRIX GROUP

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SENIOR LEASING ASSOCIATE
303-300-5299

1805 S. BELLAIRE ST., #400 DENVER, CO 80222
303-333-7500 WWW.MATRIXGROUPINC.COM

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