



1805 @ BOULEVARD 25

1805 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 | 242 - 1,827 SF

CALL FOR AVAILABILITY
\$22.00 - \$25.00
/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.

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

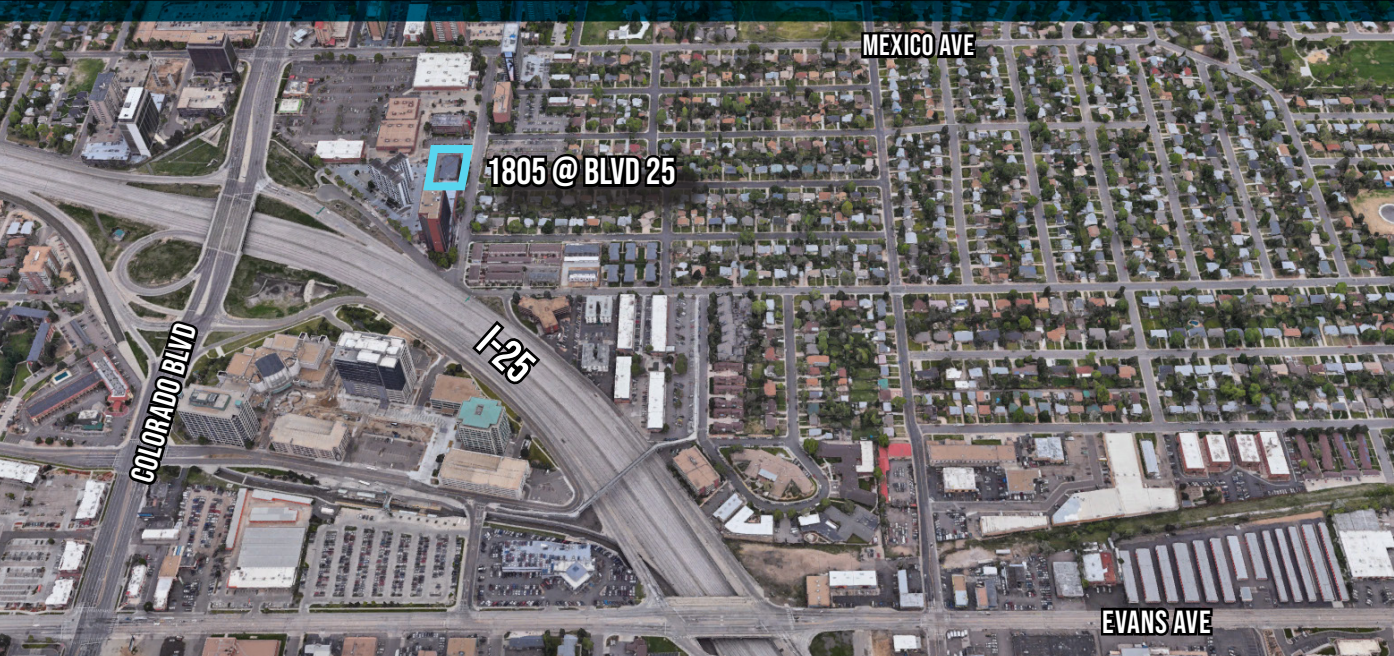
www.matrixgroupinc.com

LAUREN QUIRAM
LEASING AGENT

lquiram@matrixgroupinc.com

303-300-5271

1805 @ BOULEVARD 25



Example Interior



1st Floor Lobby

CALL FOR AVAILABILITY

\$22.00 - \$25.00

SF/YR FSG

AVAILABLE SUITES

365 SF	Suite 295	Single private office, open-concept
242 SF	Suite 465-03	Executive office suite with two private offices and shared reception area
698 SF	Suite 350	Two private offices with a reception area & storage
905 SF	Suite 480	Executive office suite with three private offices and reception area
1,108 SF	Suite 222	Three private offices with kitchenette
1,827 SF	Suite 100	A private office, open-concept area, and storage
1,150 SF	Suite 500	Executive office suite with 2-3 private offices, reception, and storage/breakroom - all available for separate lease

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