



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 | 162 - 1,395 SF

\$22.00-\$25.00/
SF/YR FSG



1/4 mile

Colorado Blvd
& I-25

1/2 mile

Colorado Station
RTD & Light Rail

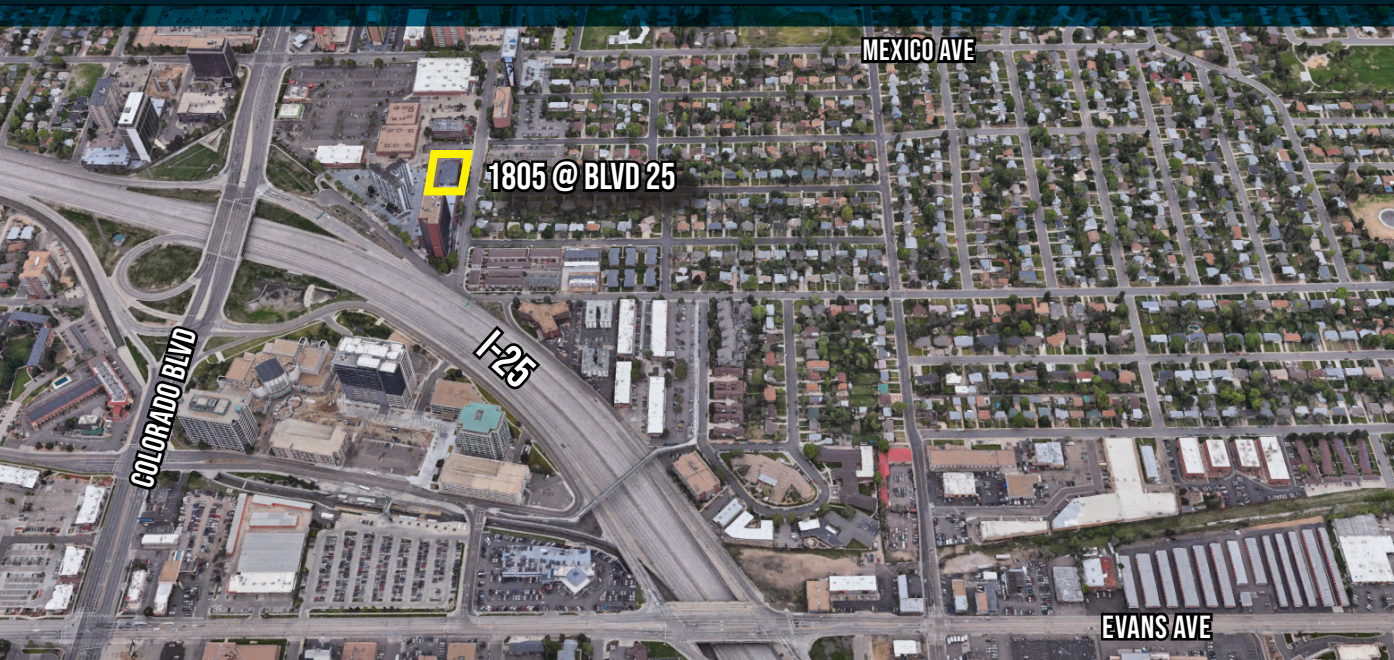


1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

1805 @ BOULEVARD 25



**\$22.00-25.00/
SF/YR FSG**

AVAILABLE SUITES

246 SF	480-01	Executive suite with one private office available.
732 SF	365	Avail 5/1/24. Two-three private offices and a reception.
413 SF	501	Open layout with storage closet.
413 SF	200	Avail 6/1/24. Open layout with storage closet.
1,395 SF	185	Four-five private offices, reception, and storage.
1,278 SF	285	Two private offices, a storage closet, and large reception/open space.
1,366 SF	101 & 109	Avail 3/1/24. Five private offices, large reception area, and a kitchenette.
162 SF	215-01	Avail 4/1/24.

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

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



The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.