



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 | 97 - 1,395 SF

\$22.00-\$28.00/
SF/YR FSG



PROPERTY HIGHLIGHTS



1/4 mile

Colorado Blvd
& I-25

1/2 mile

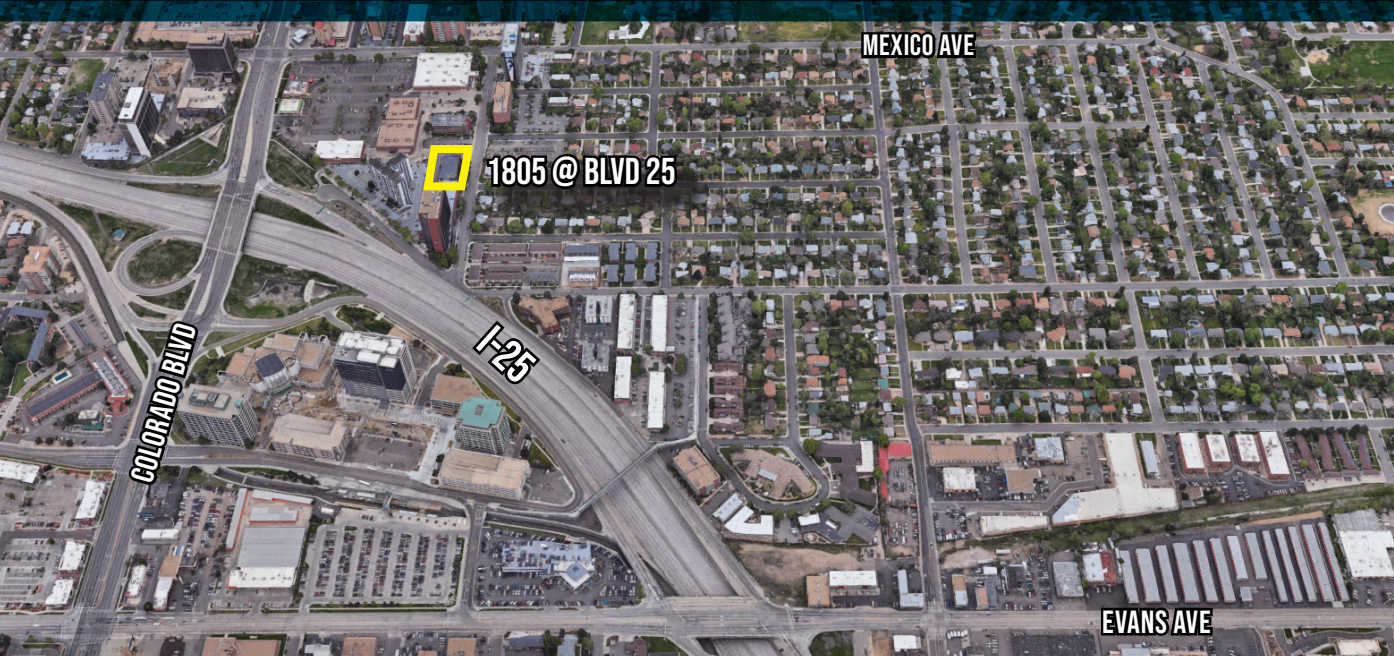
Colorado Station
RTD & Light Rail



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

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

1805 @ BOULEVARD 25



**\$22.00-28.00/
SF/YR FSG**

AVAILABLE SUITES

732 SF	365	Two to 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 to five private offices, reception, and storage.
1,278 SF	285	Two private offices, a storage closet, and large reception/ open space.
178 SF	545-C	Executive suite w/ one private office.
97 SF	500-3	Executive suite w/ one private office with a sink & cabinet.

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.