



1777 @

BOULEVARD 25

1777 South Bellaire Street
Denver, CO 80222

OFFICE SPACE FOR LEASE | 867 - 2,014 SF

\$18.00-\$23.00/
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



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.

Prime location

near Colorado Boulevard
dining, shopping & more!

On-site

property management &
maintenance

Operable windows

plus individual heating &
cooling units

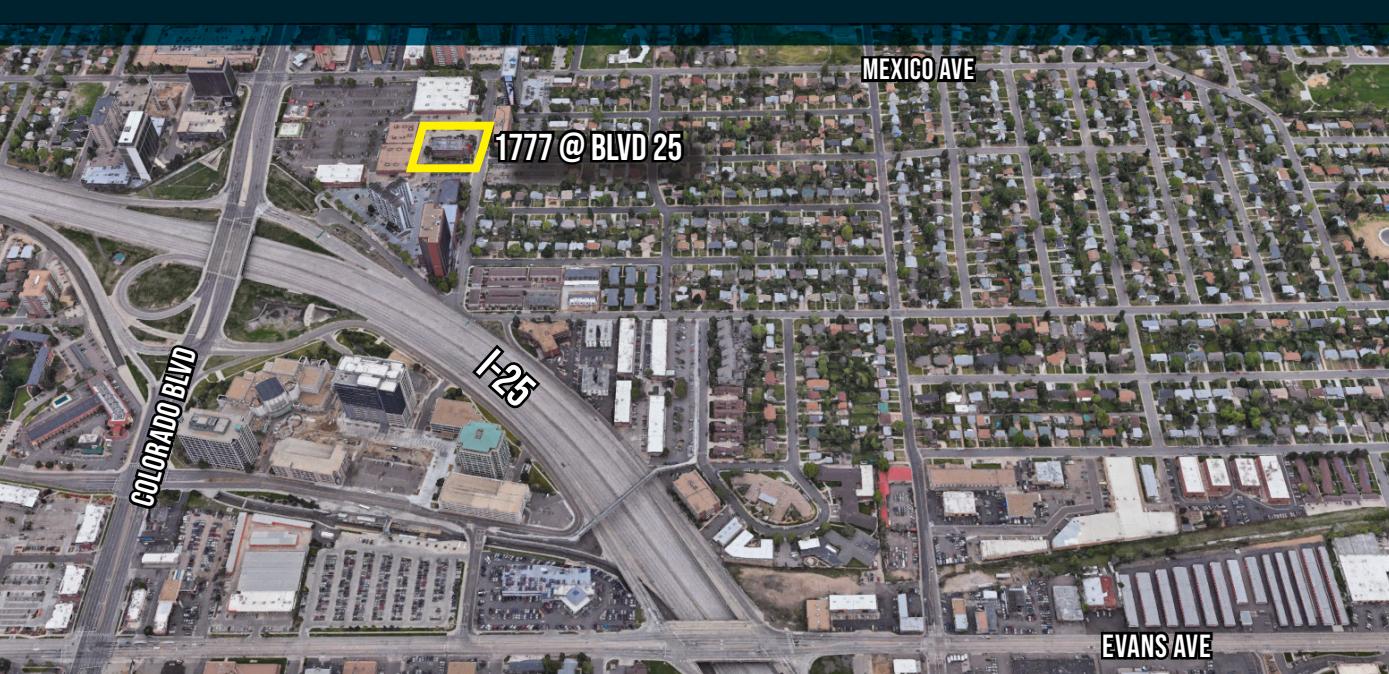
LAUREN QUIRAM

DIRECTOR OF LEASING

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Outdoor Picnic Area

\$18.00-\$23.00/
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AVAILABLE UNITS

G110 867 SF Open layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.

G150 2,014 SF Potential for four private offices, one includes cabinet storage, three currently have a mirrored wall options for exercise studio use.

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