



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 - 734 SF

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



PROPERTY HIGHLIGHTS



1/4 mile

Colorado Blvd
& I-25

1/2 mile

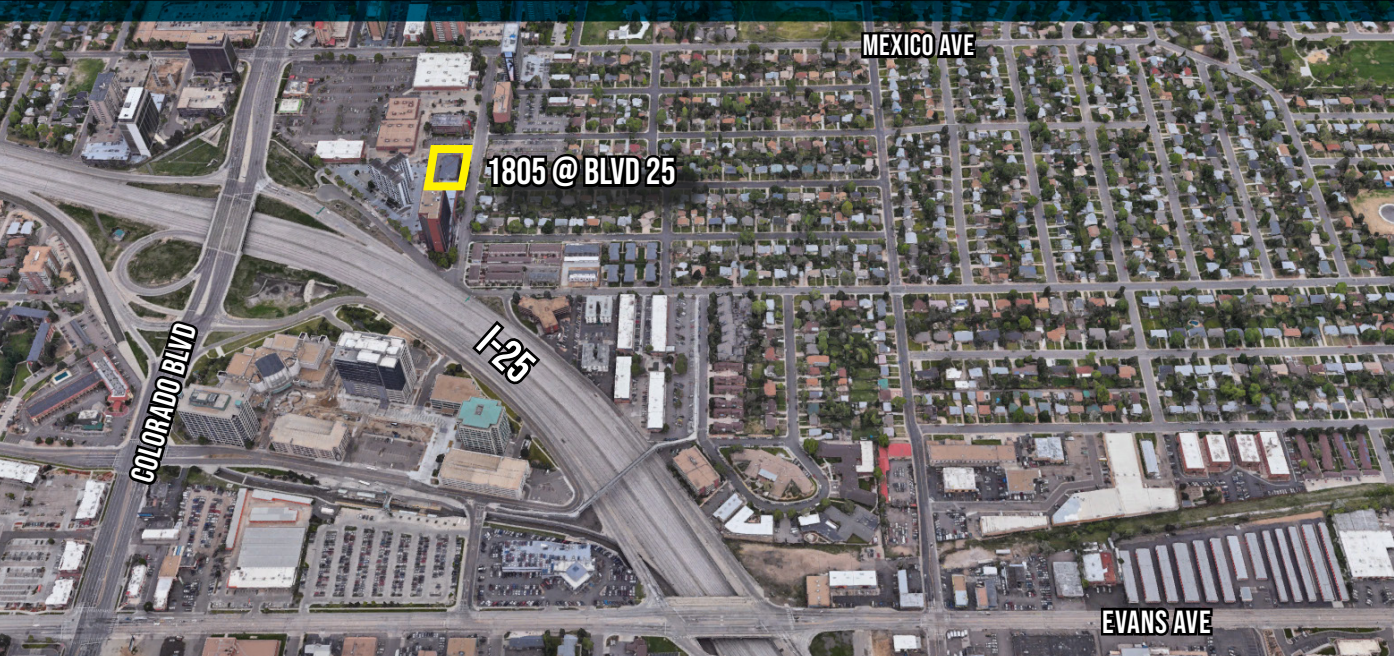
Colorado Station
RTD & Light Rail



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

734 SF	110	Open layout with breakroom.
541 SF	545-A	Executive suite w/ one private office and a kitchenette. Avail 10/1.
413 SF	501	Open layout with storage closet.
371 SF	210	Reception area with one private office w/ a sink & cabinetry. Avail 11/1.
365 SF	295	Spacious, private office. Avail 9/1.
178 SF	545-C	Executive suite w/ one private office.
97 SF	500-3	Executive suite w/ one private office, a sink & cabinetry.

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.