

# 1780

## S BELLAIRE ST

DENVER, CO 80222

BELLAIRE PLACE

**\$23/RSF (FULL SERVICE)**



**323- 5,435 RSF**

**SMALL OFFICE SUITES - MOVE IN READY**



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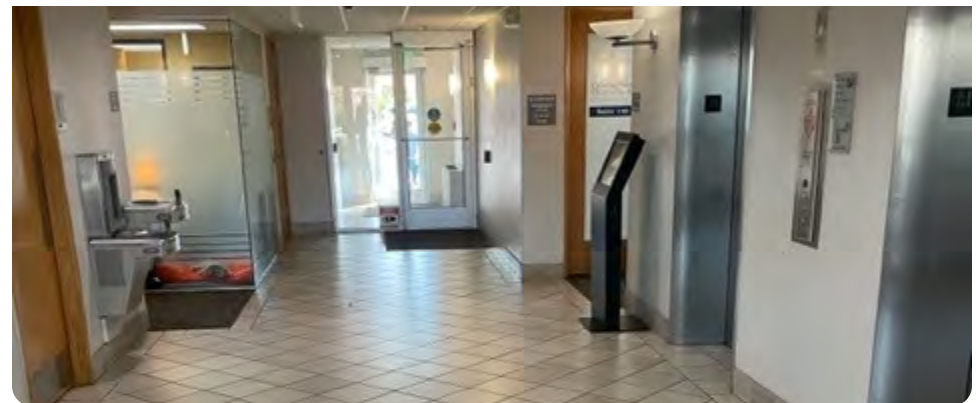
# PROPERTY HIGHLIGHTS

Address	1780 S Bellaire St Denver, CO 80222
Total Building Size	72,906 SF
Year Built	1971
<b>SUITE 185</b>	1,788 RSF
<b>SUITE 200</b>	2,588 RSF
<b>SUITE 271</b>	888 RSF
<b>SUITE 403</b>	323 RSF
<b>SUITE 465</b>	626 RSF
<b>SUITE 500</b>	5,435 RSF
<b>SUITE 695</b>	530 RSF
<b>SUITE 702</b>	872 RSF
<b>SUITE 790</b>	675 RSF

- Move-in ready small office suites
- No pass-throughs on operating expenses
- Renovated lobby and conference rooms
- On-site management with 24/7 building access
- Excellent location: 1 minute to I-25, Short walk to Light Rail, 5 minutes to Cherry Creek, Walk to nearby restaurants, retail, and hotels
- Surface parking for \$35/month (unreserved)



Bellaire Place offers small office suites with no pass-throughs on operating expenses. Enjoy 24/7 access, a renovated lobby, on-site management, and conference rooms. Located 1 minute from I-25 and a short walk to the Light Rail, the building is surrounded by restaurants, retail, and hotels. Just 5 minutes from Cherry Creek, it's ideal for businesses on the go.



# AVAILABLE SPACES

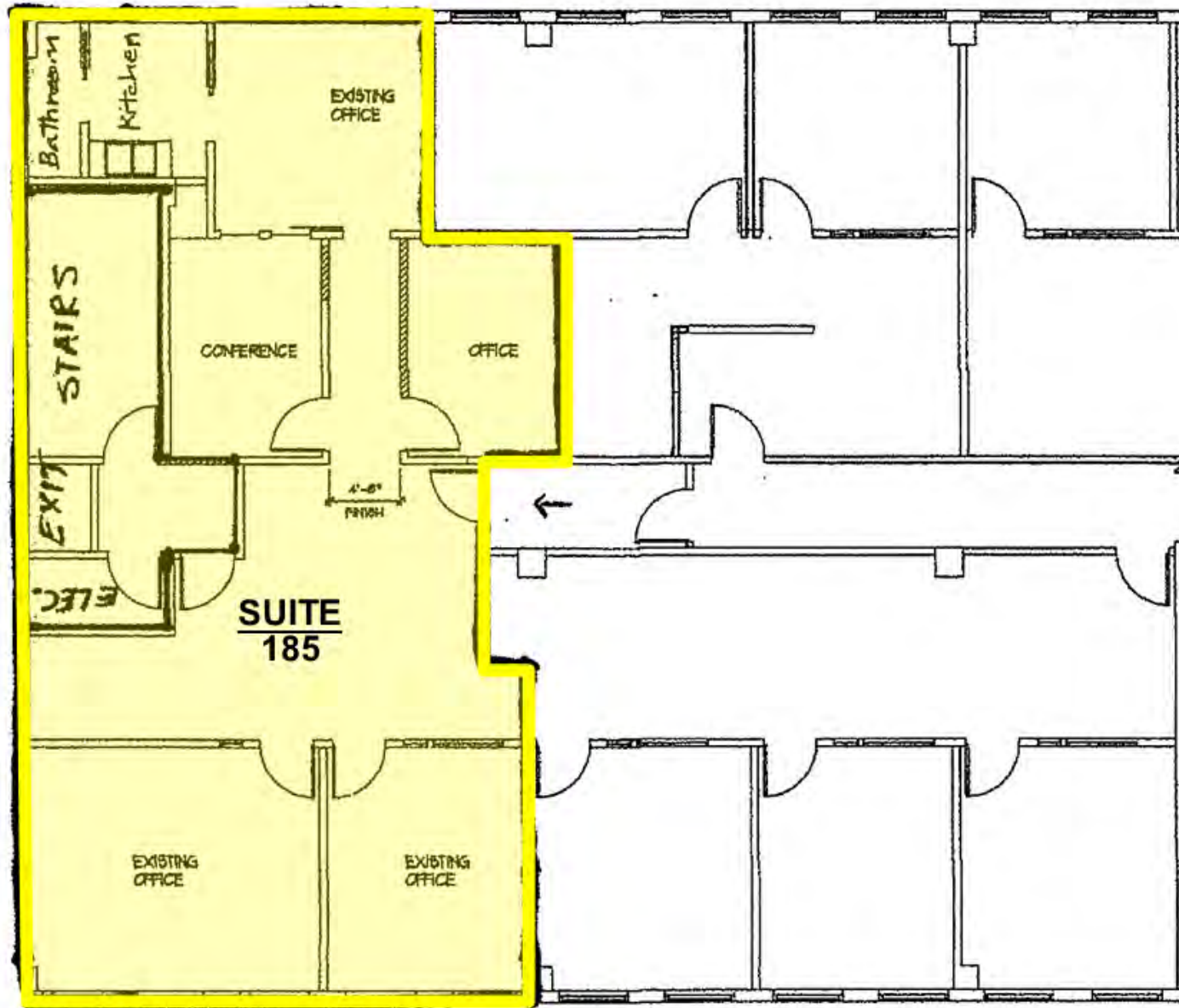
## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	323 – 5,435 SF	Lease Rate:	\$23/ RSF

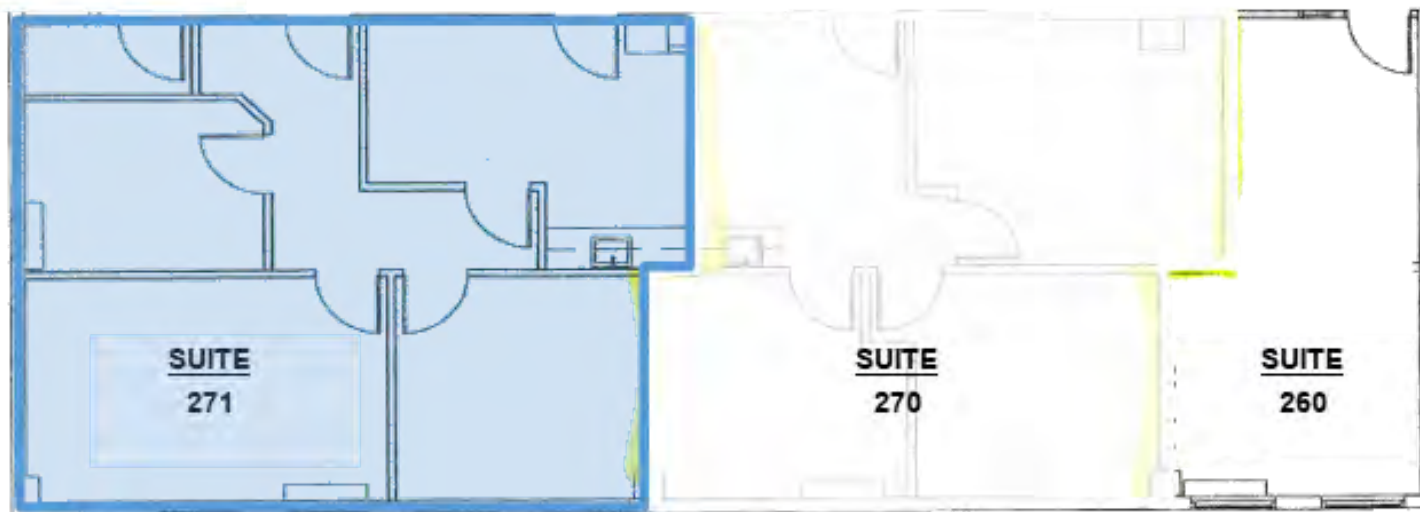
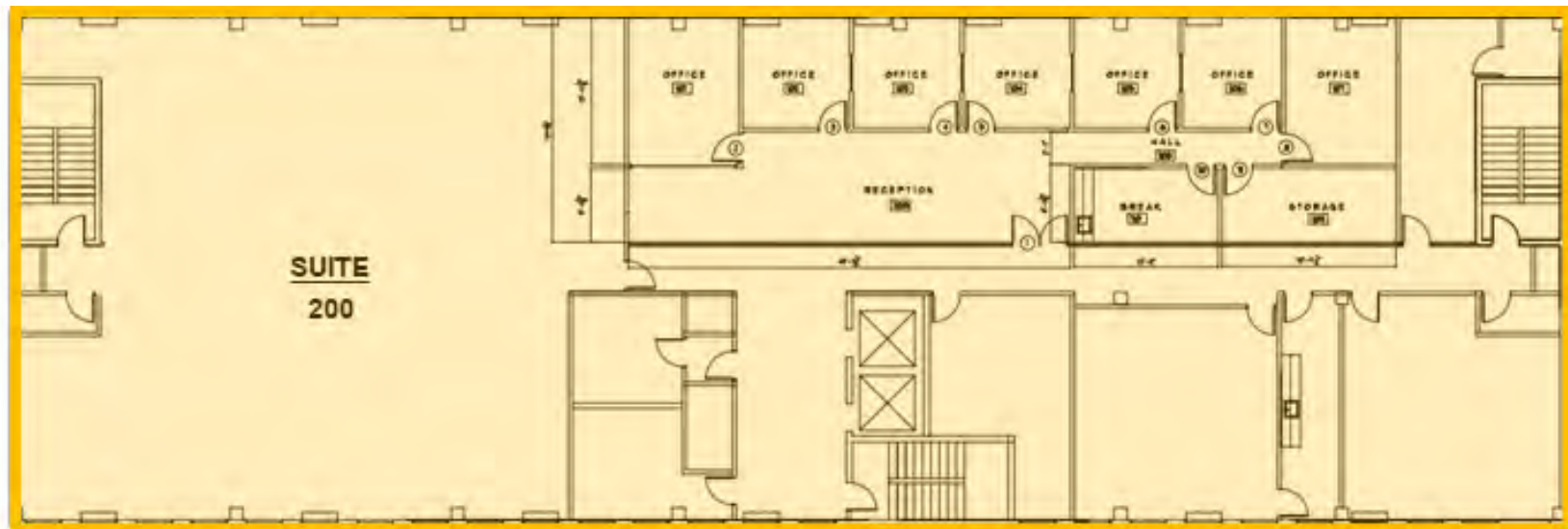
## AVAILABLE SPACES

SUITE	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 185	1,788 SF	Full Service	\$3,427 per month	4 offices, conference room, and breakroom. Former Law Firm office.
Suite 200	2,588 SF	Full Service	\$4,960 per month	Available December 1, 2025
Suite 271	888 SF	Full Service	\$1,702 per month	3 large offices with a reception area and a sink.
Suite 403	323 SF	Full Service	\$619 per month	1 large room, available August 1, 2025
Suite 465	626 SF	Full Service	\$1,200 per month	2 offices with a reception area.
Suite 500	5,435 SF	Full Service	\$10,417 per month	Office intensive. Great corporate suite.
Suite 695	530 SF	Full Service	\$1,016 per month	2 offices with reception area.
Suite 702	872 SF	Full Service	\$1,671 per month	2 large offices with a reception area.
Suite 790	675 SF	Full Service	\$1,294 per month	2 offices with reception area.

# 1ST FLOOR PLAN

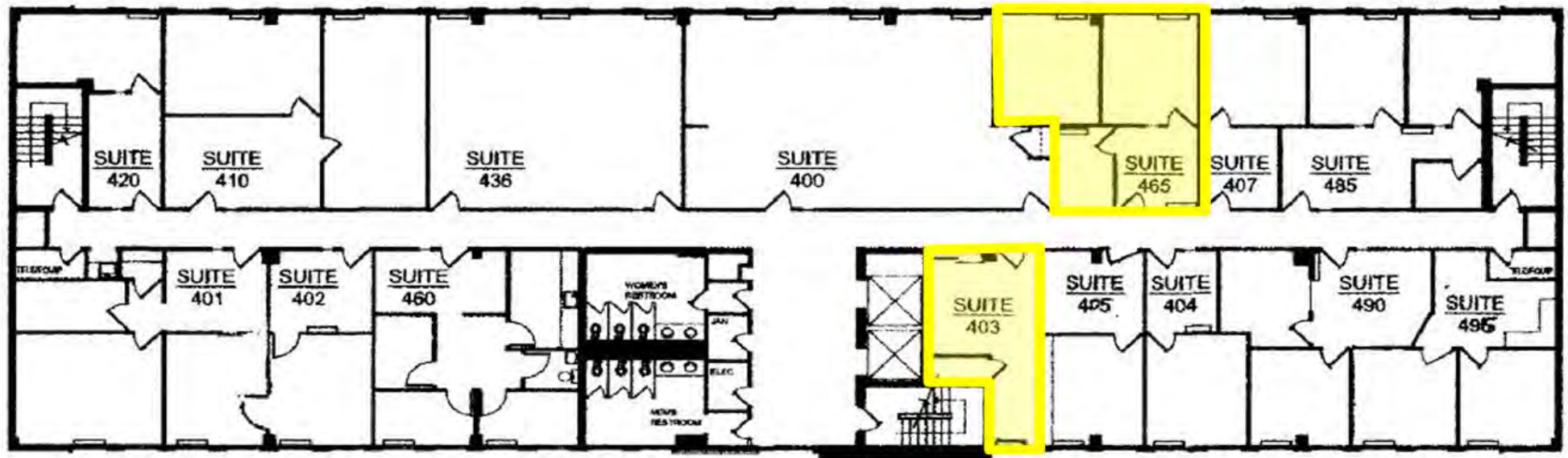


## 2ND FLOOR PLAN

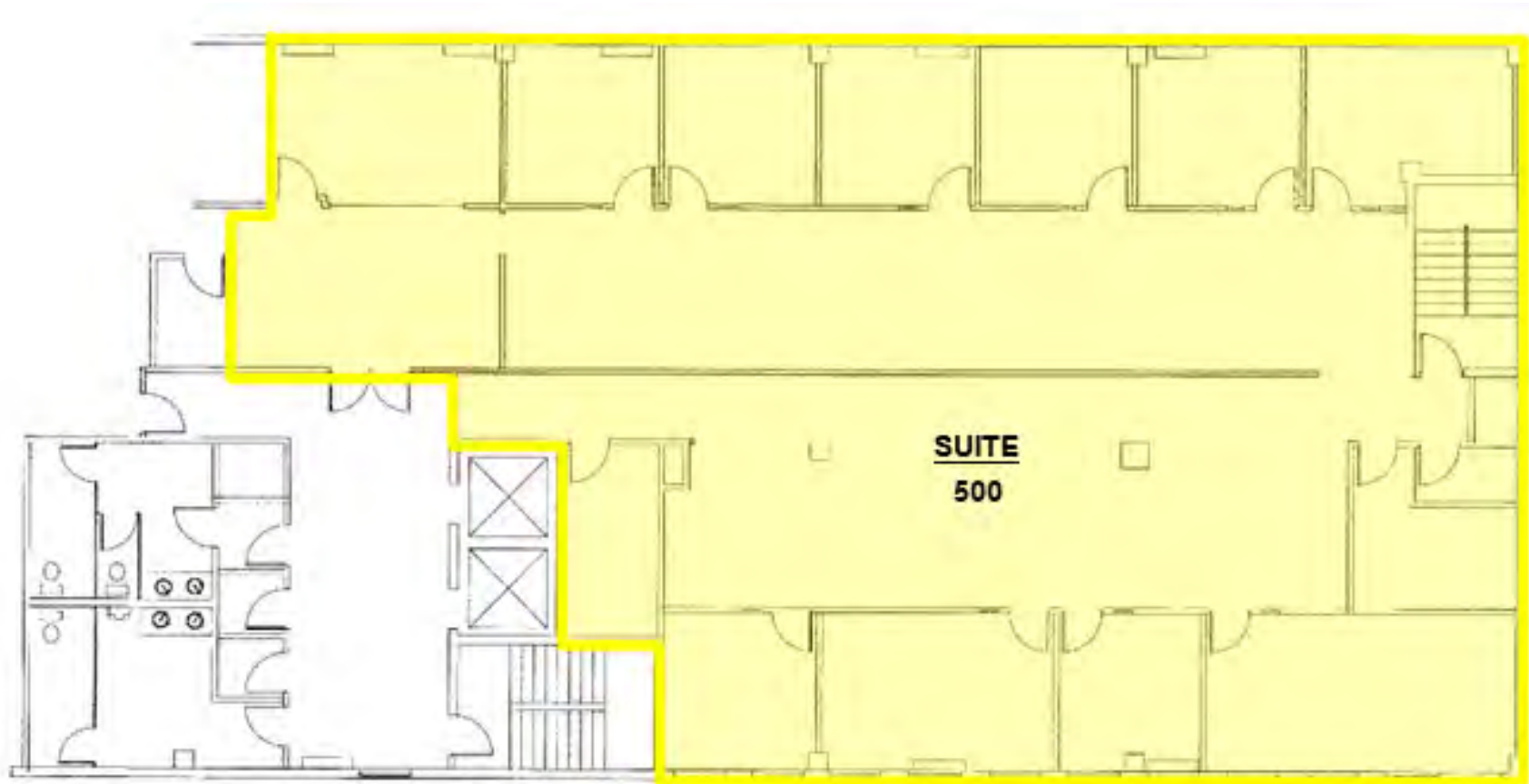




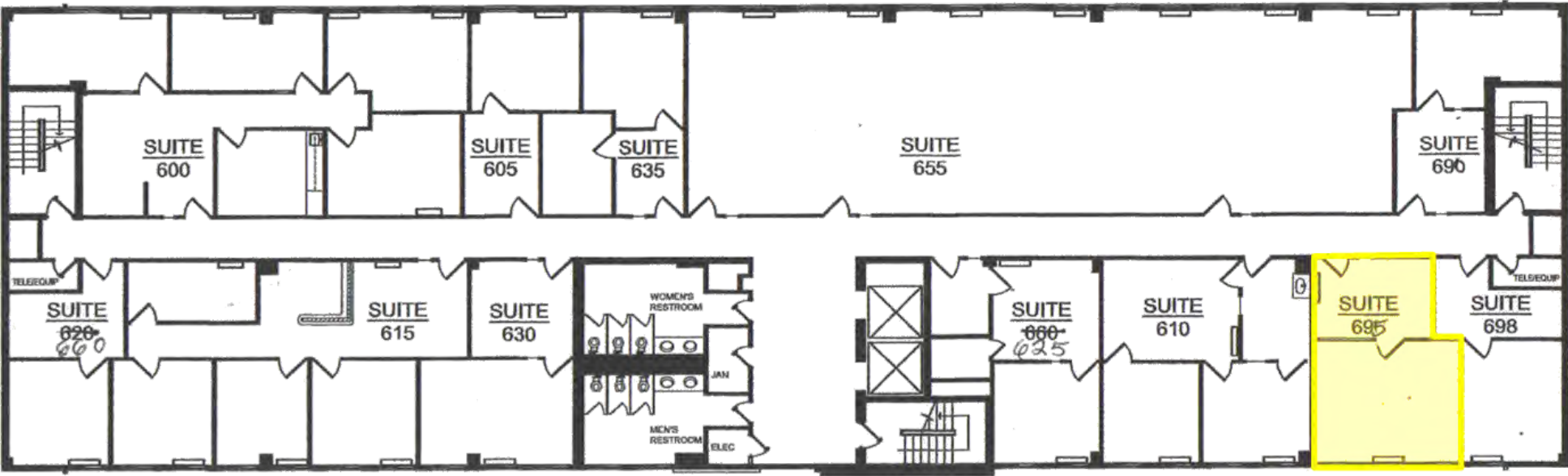
## 4TH FLOOR PLAN



## 5TH FLOOR PLAN

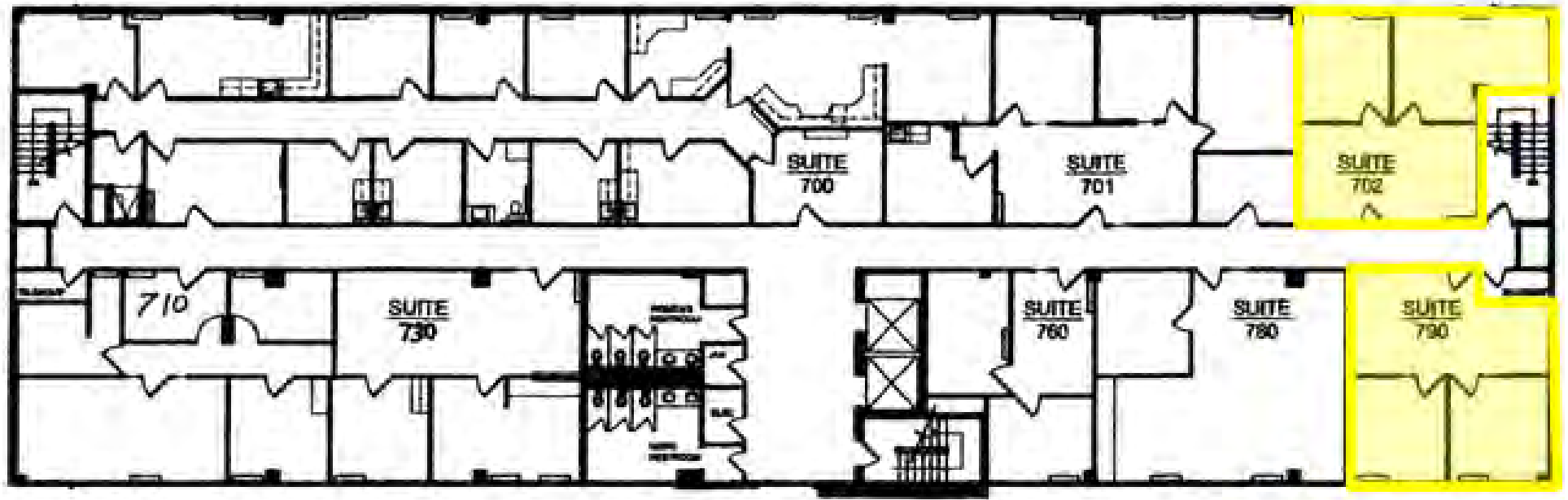


# 6TH FLOOR PLAN





## 7TH FLOOR PLAN



## ADDITIONAL PHOTOS





# RETAIL MAP





# WHY DENVER?

## Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

# #1

**Best State  
Economy**  
U.S. News

# #2

**Best Place  
to Live**  
U.S. News

# #3

**Fastest Growing  
State This Decade**  
U.S. Census

## A BURGEONING BUSINESS HUB



**AEROSPACE & DEFENSE**



**ENERGY**



**LIFE SCIENCE**



**Finance**



**EDUCATION**



**FOOD & BEVERAGE**



**BIOSCIENCE**



**TECHNOLOGY & TELECOM**



**GOVERNMENT**





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