



# 1777 @ BOULEVARD 25

1777 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 | 377 - 1,788 SF AVAILABLE

## PROPERTY HIGHLIGHTS

\$18.00-\$23.00/  
SF/YR FSG



1/4 mile

Colorado Blvd  
& I-25

1/2 mile

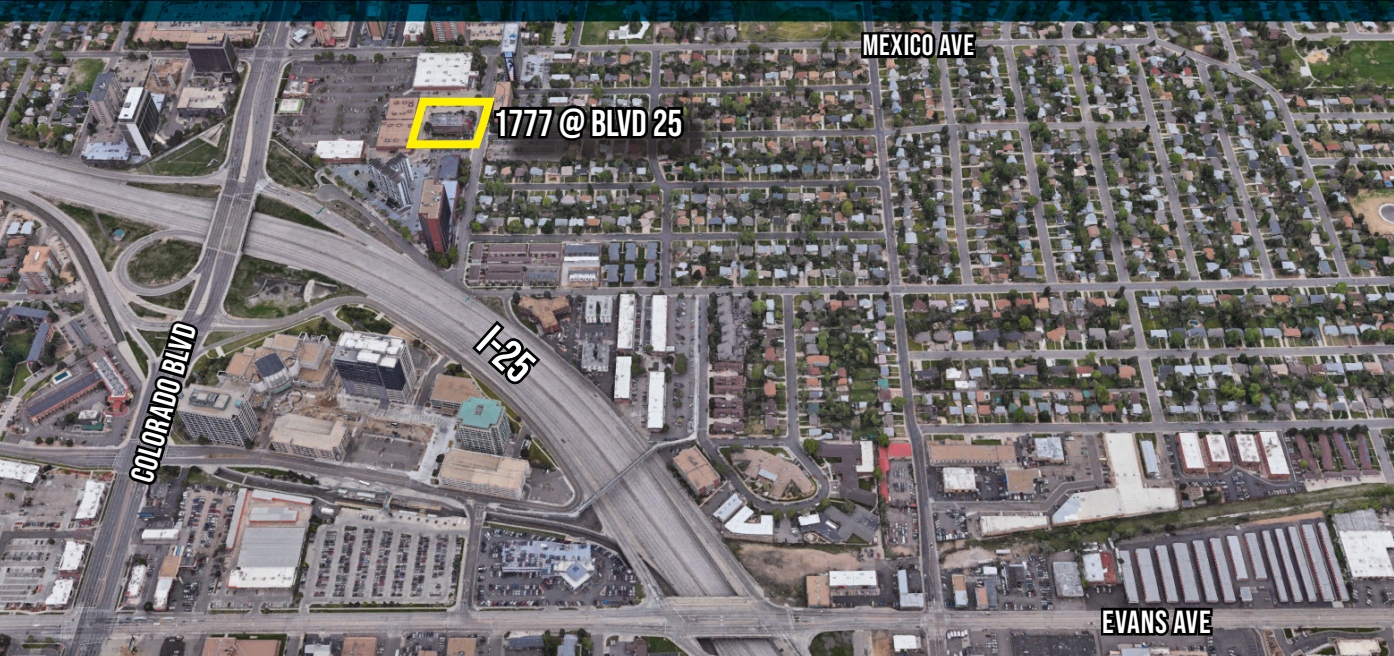
Colorado Station  
RTD & Light Rail



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Outdoor Picnic Area

**\$18.00-\$23.00/  
SF/YR FSG**

## AVAILABLE UNITS

<b>G110</b>	867 SF	Open layout with area of laminate flooring, great for exercise studios. Includes two shower/changing rooms.
<b>G150</b>	377 SF	Private suite with one reception area and one private office.
<b>G130</b>	1,637 SF	Suite featuring three private offices and one storage area
<b>307</b>	1,395 SF	Suite with six private offices and a break room
<b>370</b>	1,457 SF	Suite with five private offices and a storage area
<b>390</b>	1,788 SF	Suite with 7 private offices, a conference room, break room, and small storage area

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