



FOR LEASE

1780 S Bellaire Street

1780 S Bellaire Street | Denver, CO 80222



PROPERTY BROCHURE

CONTACT:

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1780 S BELLAIRE STREET

OFFERING SUMMARY

Available SF:	1,000 - 10,595 SF
Lease Rate:	\$22.00 SF/yr (Full Service)
Lot Size:	0.82 Acres
Building Size:	72,906 SF
Building Class:	B
Year Built:	1974
Zoning:	S-MX-8
Market:	Denver
Sub Market:	Colorado Blvd/ Glendale
Cross Streets:	Colorado Blvd/Mexico Street

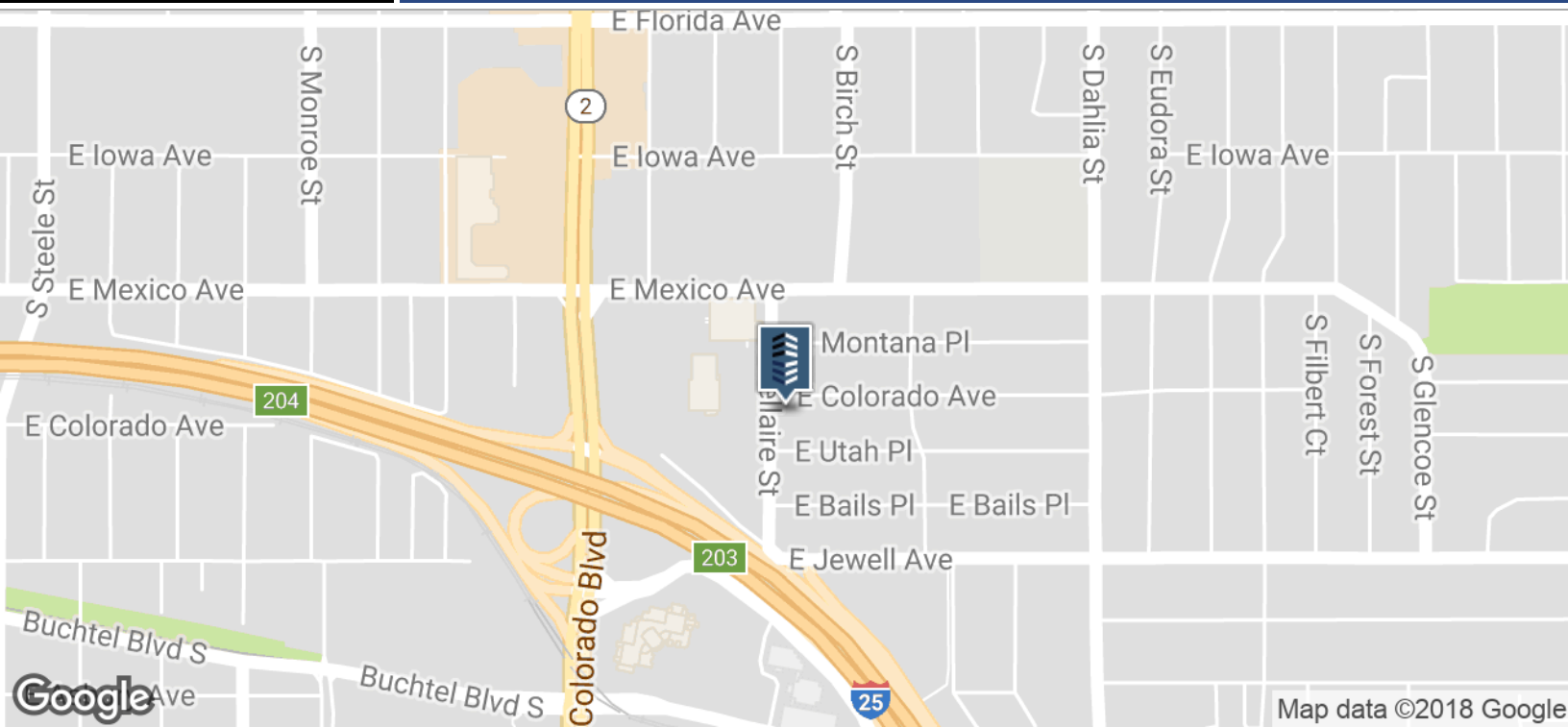
PROPERTY OVERVIEW

1780 S. Bellaire Street is an eight story multi-tenant professional office building located at Colorado Boulevard and I-25. The property is well maintained by the on-site landlord and provides ample parking, a common area conference room, updated lobby and common areas, and the most affordable office lease rates in the immediate area. The Property is centrally located in the Denver Metro Area, quickly accessible from I-25 and well located just minutes from all available amenities including restaurants, shopping, hotels, banking and retail services.

PROPERTY HIGHLIGHTS

- Excellent Central Denver Metro Location with Quick Access to I-25
- On-site Management with Tenant Friendly Landlord
- Functional Suite Layouts with Lots of Natural Light and Operable Windows
- Modern/Updated Modern Lobby, Common Areas and Restrooms
- Abundant Parking in Multiple Lots
- Close Proximity to Area Restaurants and Retail Services
- On-Site Storage Units Available





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