



# 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 | 178 - 1,108 SF

CALL FOR AVAILABILITY

\$22.00 - \$27.00  
/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



**MATRIX**  
GROUP, INC.

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500

[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

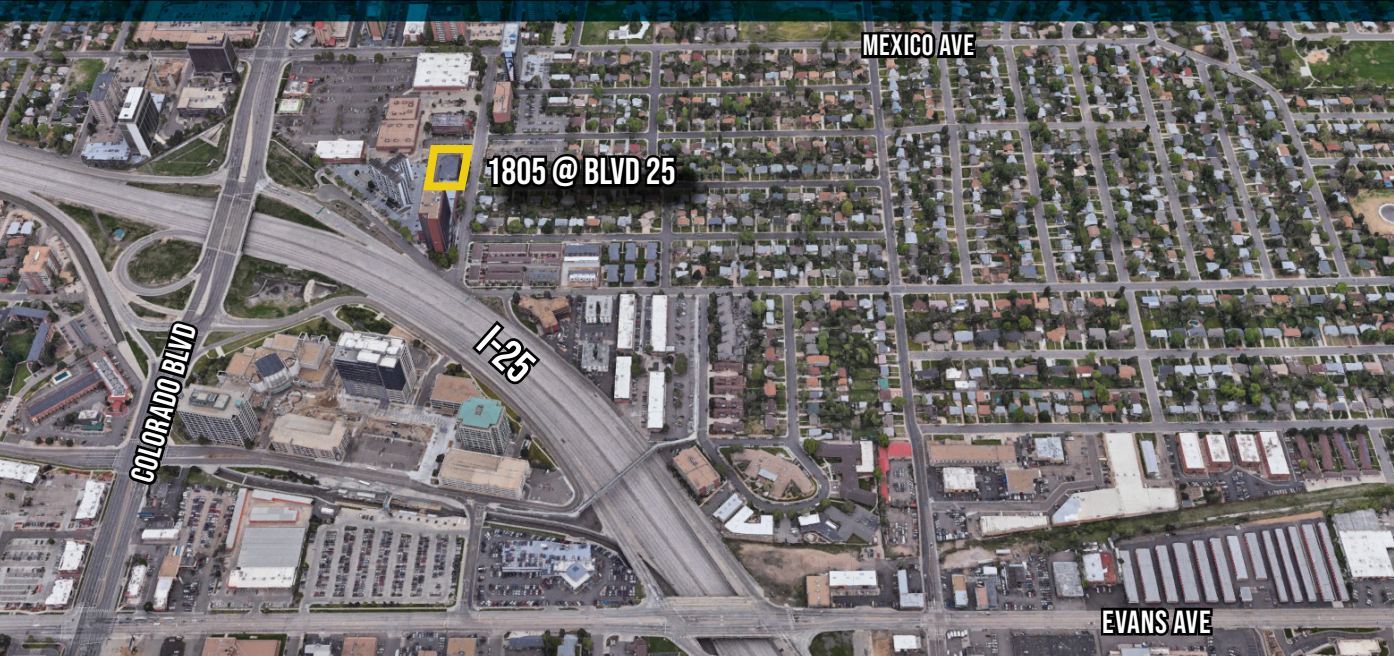
**LAUREN QUIRAM**  
LEASING AGENT

[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)

303-300-5271



# 1805 @ BOULEVARD 25



Suite 545-A Interior



1st Floor Lobby

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## AVAILABLE UNITS

178 SF	<b>1805-545-C</b>	Private office with shared reception area.
240 SF	<b>1805-480-3</b>	Single office with shared reception area.
347 SF	<b>1805-545-B</b>	Single private office with shared reception area.
541 SF	<b>1805-545-A</b>	Private office with break room and shared reception area.
735 SF	<b>1805-585</b>	Office suite with two private offices and kitchenette.
1,108 SF	<b>1805-222</b>	Three private offices with reception area and storage.

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