

# Office Spaces for Sublease

1873 SOUTH BELLAIRE STREET, DENVER, COLORADO 80222



## Overview

Hoff and Leigh is proud to offer three executive office/coworking spaces for sublease. These spaces are ideal for small teams, remote professionals, or businesses seeking a prestigious address. Each suite is available now and move-in ready. Located at the bustling intersection of I-25 and Colorado Boulevard in Denver's Virginia Village neighborhood, 1873 S Bellaire Street—also known as the Centerra building—offers a premier setting for professionals seeking high-end executive offices or flexible coworking suites. Building boasts a full list of amenities, including conference and training rooms, on-site management, 24/7 security, a modern fitness center, and ample parking—ensuring a seamless day-to-day experience for tenants and guests alike. Whether you're an entrepreneur, consultant, or part of a growing startup, these executive suites provide a polished, professional setting with the flexibility today's businesses need.

| Unit: | Size:  | Lease Rate:   |
|-------|--------|---|
| 200-1 | 140 SF | \$1,421/Month + \$50 secure garage covered parking spot/\$75 for reserved |
| 200-2 | 252 SF | \$2,000/Month + \$50 secure garage covered parking spot/\$75 for reserved |
| 200-3 | 176 SF | \$1,521/Month + \$50 secure garage covered parking spot/\$75 for reserved |

## Highlights

- Covered Parking Spot Available
- Conference And Training Facilities
- On-Site Security And Property Management
- Fitness Center With Showers And Lockers

## Property Details



### Lease Rate

\$1,421/Month - \$2,000/Month



### Space Available

140 - 252 SF

Rev: August 13, 2025

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Lisa Langiewicz**

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200-1



200-3



200-2



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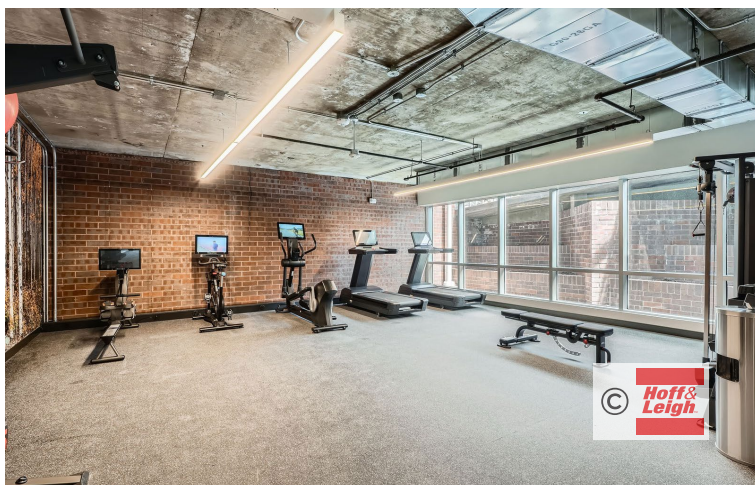
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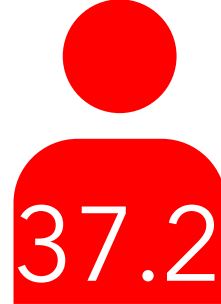
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## DEMOGRAPHICS



181,697  
Population



37.2  
Median Age



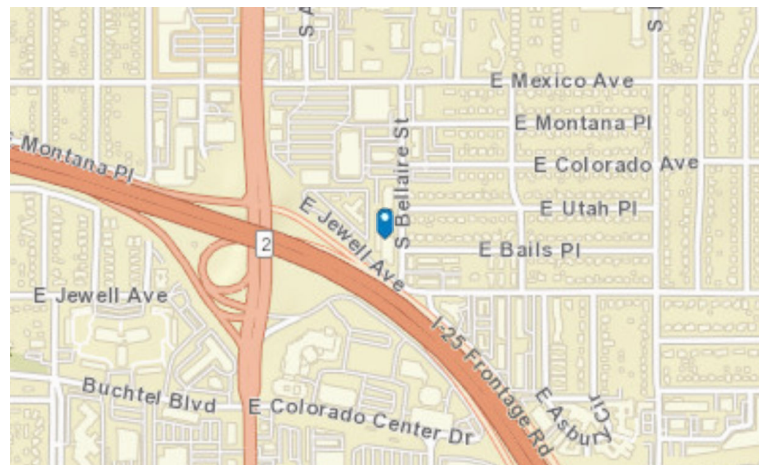
2.1  
Average  
Household Size



\$107,108  
Median Household  
Income

## TRAFFIC COUNT

| Nearest Cross Street | VPD    | Distance (mi) |
|----------------------|--------|---------------|
| S Colorado Blvd      | 11,144 | 0.1           |
| I- 25                | 16,455 | 0.1           |
| S Bellaire St        | 591    | 0.1           |
| S Bellaire St        | 344    | 0.1           |
| S Clermont St        | 2,796  | 0.1           |



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