

# FOR LEASE

# 3,994 – 8,589 RSF AVAILABLE

# LODO/AURARIA OFFICE

1123 Auraria Parkway, Denver, CO 80204



- **Roof Top Deck**
- **Unlimited Parking – starting @ \$160/MO**
- **Outstanding I-25/Speer Access**
- **Operable Windows**
- **Shower/Locker Area On Site**
- **Exposed Brick, Post/Beam Construction**
- **Easy Access to Central Business District**



**Available SF:** 1<sup>st</sup> Floor – 3,994 RSF  
2<sup>nd</sup> Floor – 4,595 RSF  
Total – 8,589 RSF

**Parking:** Unlimited starting @ \$160/MO

**Buildout:** Private and Open Area with or without Modular Furniture

**Access:** I-25/Speer/Auraria Pkwy

**Term:** 5 Years

**Lease Rate:** \$19.50/RSF NNN

## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
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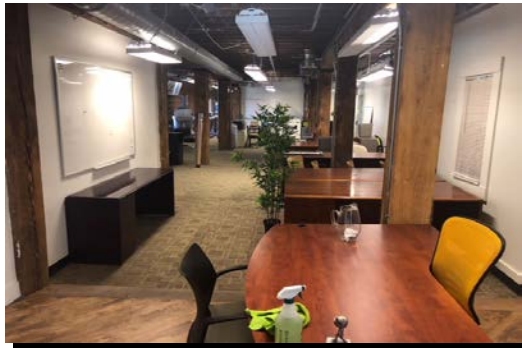
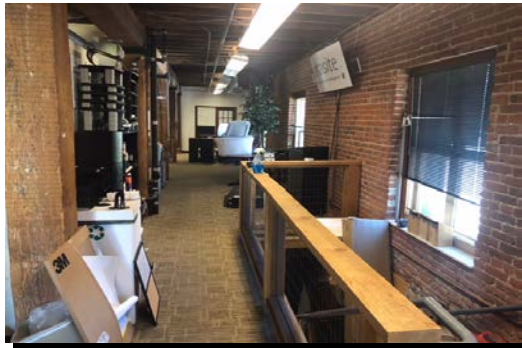
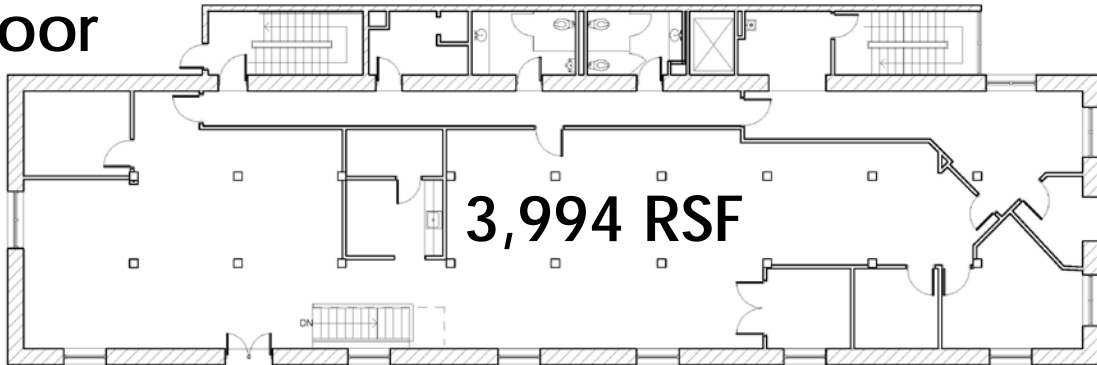


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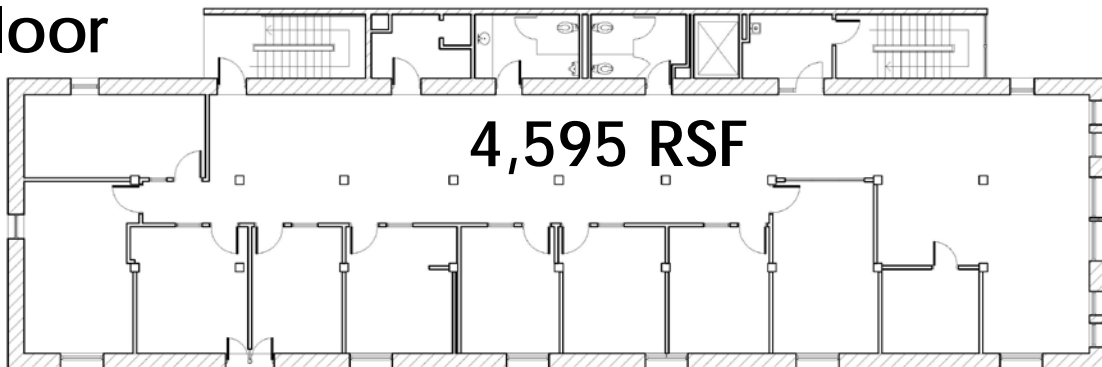
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## 1<sup>st</sup> Floor



3,994 – 8,589  
RSF of Office  
Space

## 2<sup>nd</sup> Floor



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