

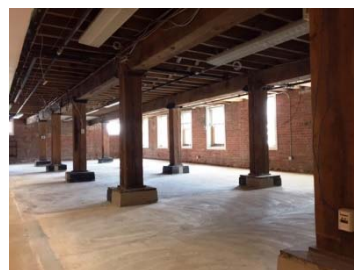
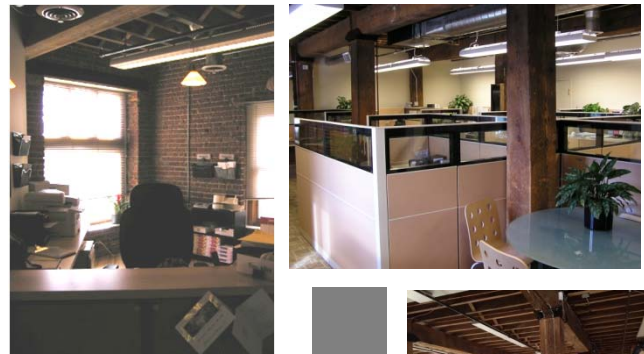
FOR LEASE

LODO/AURARIA OFFICE

1123 Auraria Parkway, Denver, CO 80204



- **Roof Top Deck**
- **Unlimited Parking – starting @ \$90/MO**
- **Modular Furniture Available**
- **Outstanding I-25/Speer Access**
- **Operable Windows**
- **Shower/Locker Area On Site**
- **Exposed Brick, Post/Beam Construction**



Available SF: 2,700 SF

Parking: Unlimited starting @ \$90/MO

Buildout: Private and Open Area with or without Modular Furniture

Access: I-25/Speer/Auraria Pkwy

Term: 5 Years

Lease Rate: \$27.50 / RSF Gross



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
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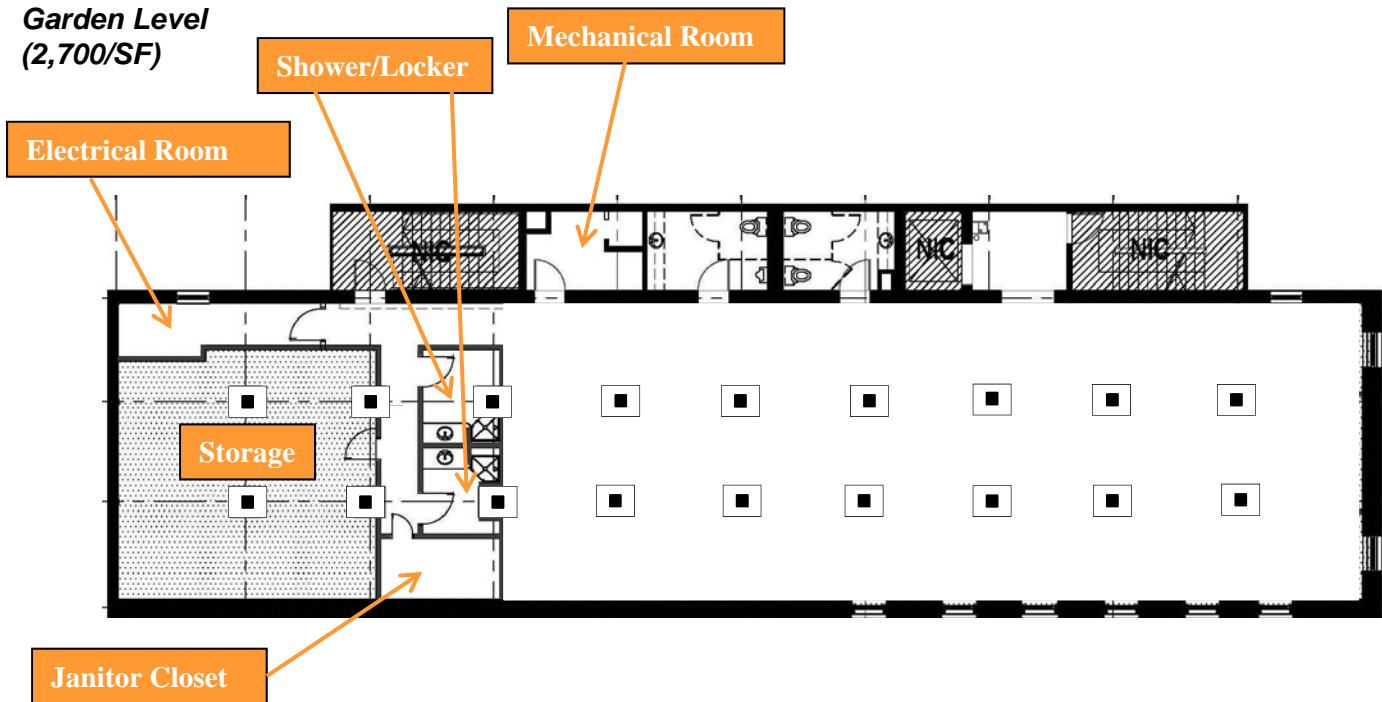
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**Garden Level
(2,700/SF)**



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