



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

BRICK / TIMBER OFFICE FOR LEASE

1123 Auraria Parkway
Denver, CO 80204



PROPERTY FEATURES:

Building SF:	23,156
SF Available:	4,061
Parking:	FREE! 1:1000 Additional Parking Available
Term:	5 Years
Lease Rate:	\$19/SF NNN
Access:	I-25/Speer/Auraria Pkwy
Year Built:	1901

Office Building in LODO
Garden Level - 4,061 SF
Lease Rate: \$19/SF NNN
Sale Possible: price "to quote"

- Furniture available!
- Roof top deck
- Outstanding I-25/Speer/CBD Access
- Operable windows
- Shower / locker area on site
- Exposed brick, post/beam construction



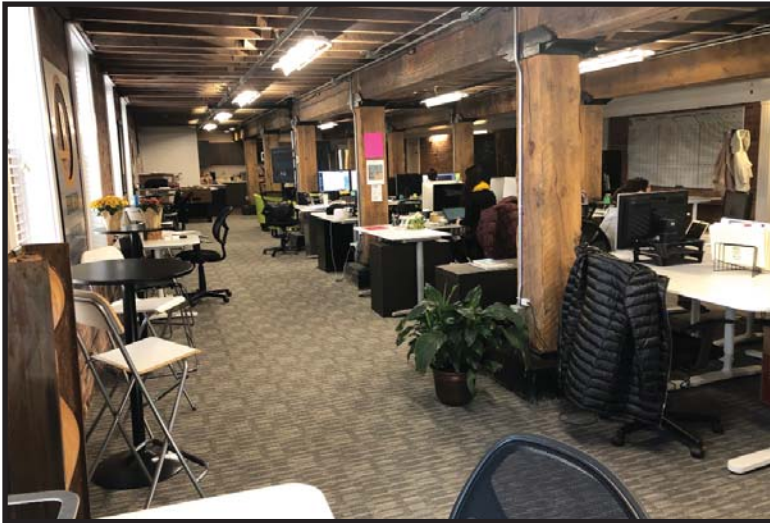
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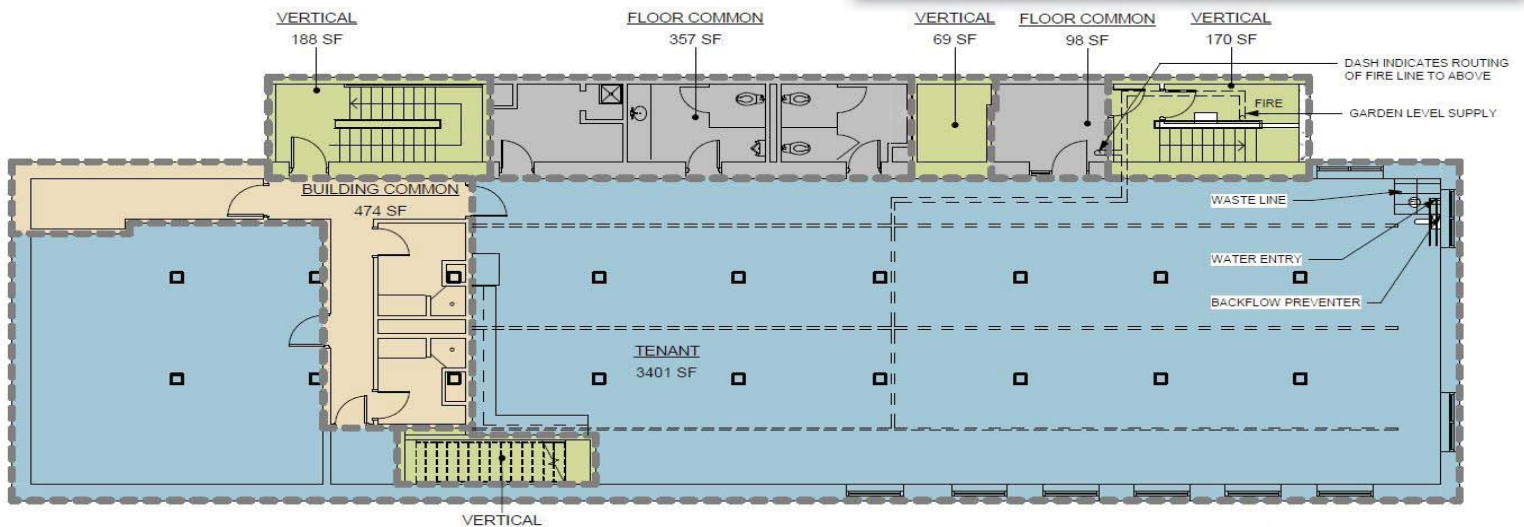
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Garden Level Floor Plan



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