



LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.

# BRICK / TIMBER OFFICE FOR LEASE

1123 Auraria Parkway  
Denver, CO 80204



**Office Building in LODO**  
**Floors 3 & 4 - 9,232 SF**  
**Lease Rate: \$22/SF NNN**  
**Sale Possible: price "to quote"**

## PROPERTY FEATURES:

<b>Building SF:</b>	23,156
<b>SF Available:</b>	9,232
<b>Parking:</b>	FREE! 1:1000 Additional Parking Available
<b>Term:</b>	5 Years
<b>Lease Rate:</b>	\$22/SF NNN
<b>Access:</b>	I-25/Speer/Auraria Pkwy
<b>Year Built:</b>	1901

- 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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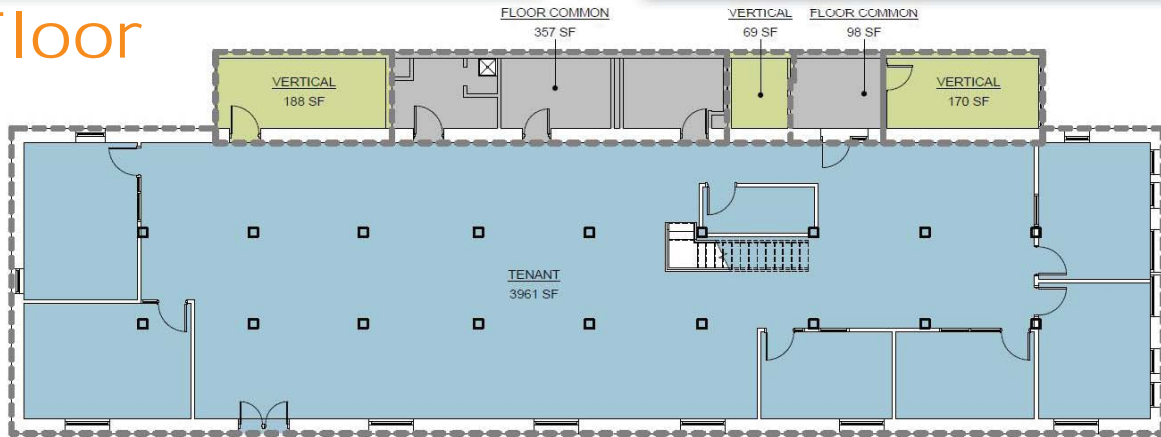


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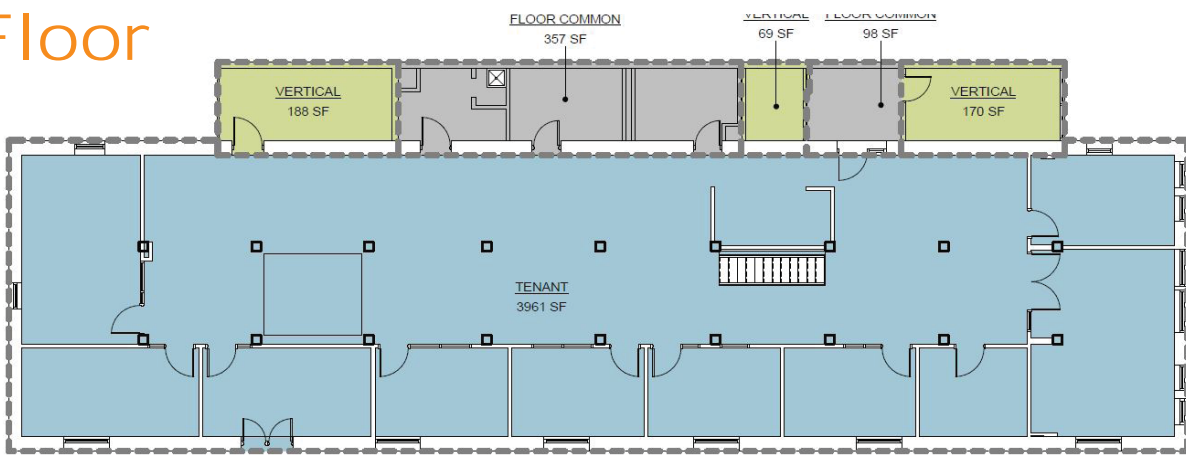
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### 3rd Floor



### 4th Floor



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