



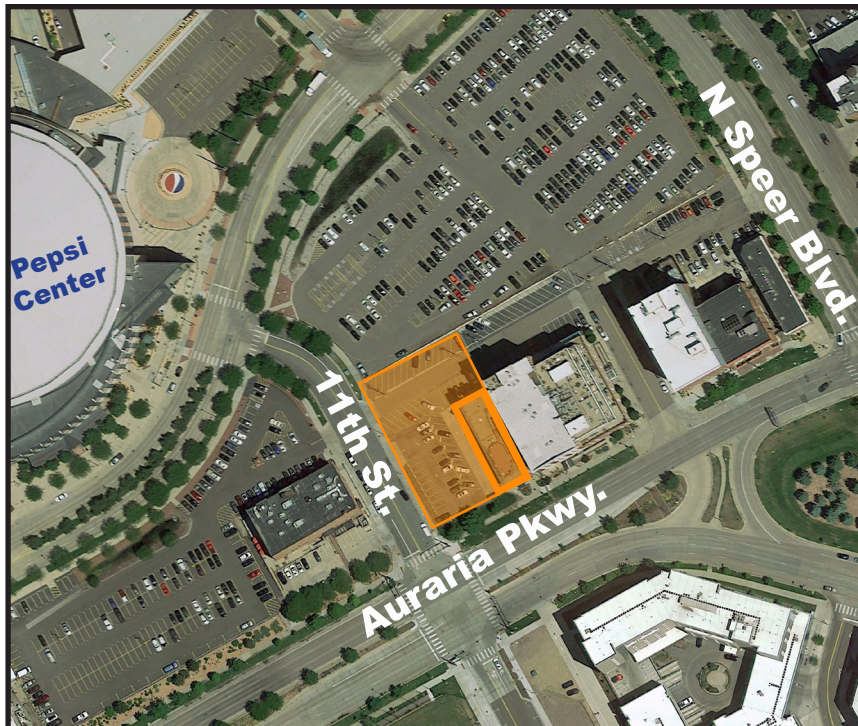
**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# BRICK / TIMBER OFFICE FOR LEASE

1123 Auraria Parkway  
Denver, CO 80204



**Office Building in LODO  
Garden Level - 4,522 SF  
Lease Rate: \$19/SF NNN**



## PROPERTY FEATURES:

Building SF:	23,156
SF Available:	4,522
Parking:	FREE! 1:1000 Additional Parking Available
Term:	5 Years
Lease Rate:	\$19/SF NNN
Access:	I-25/Speer/Auraria Pkwy
Year Built:	1901

- New lobby
- Roof top deck
- Outstanding I-25/Speer/CBD Access
- Operable windows
- Shower / locker area
- Exposed brick, post/beam construction



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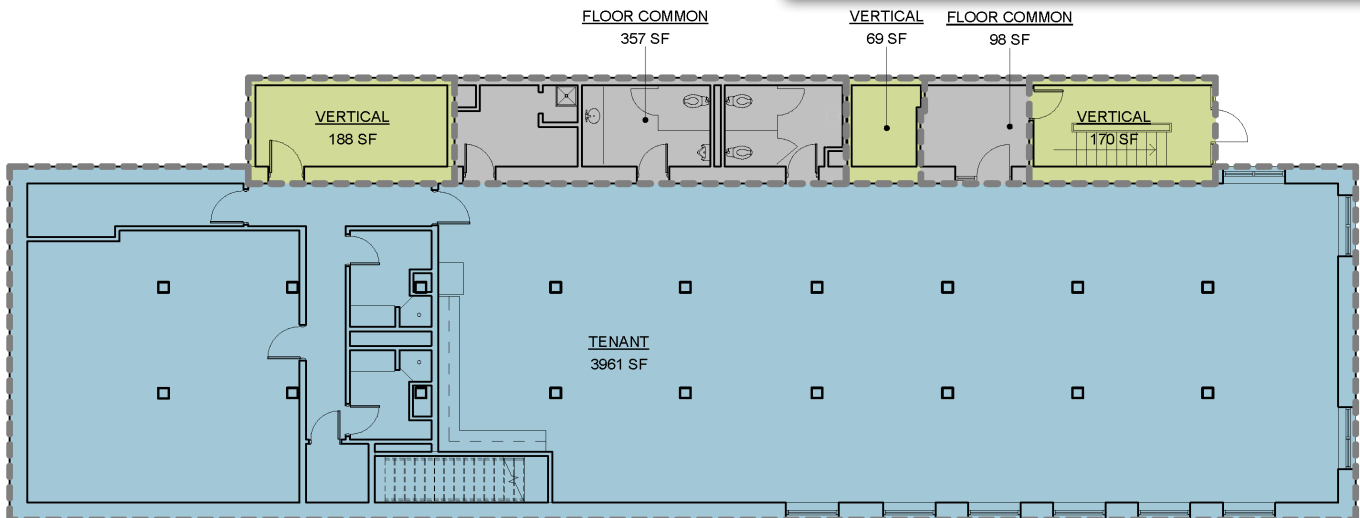
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## Garden Level Floor Plan



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

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