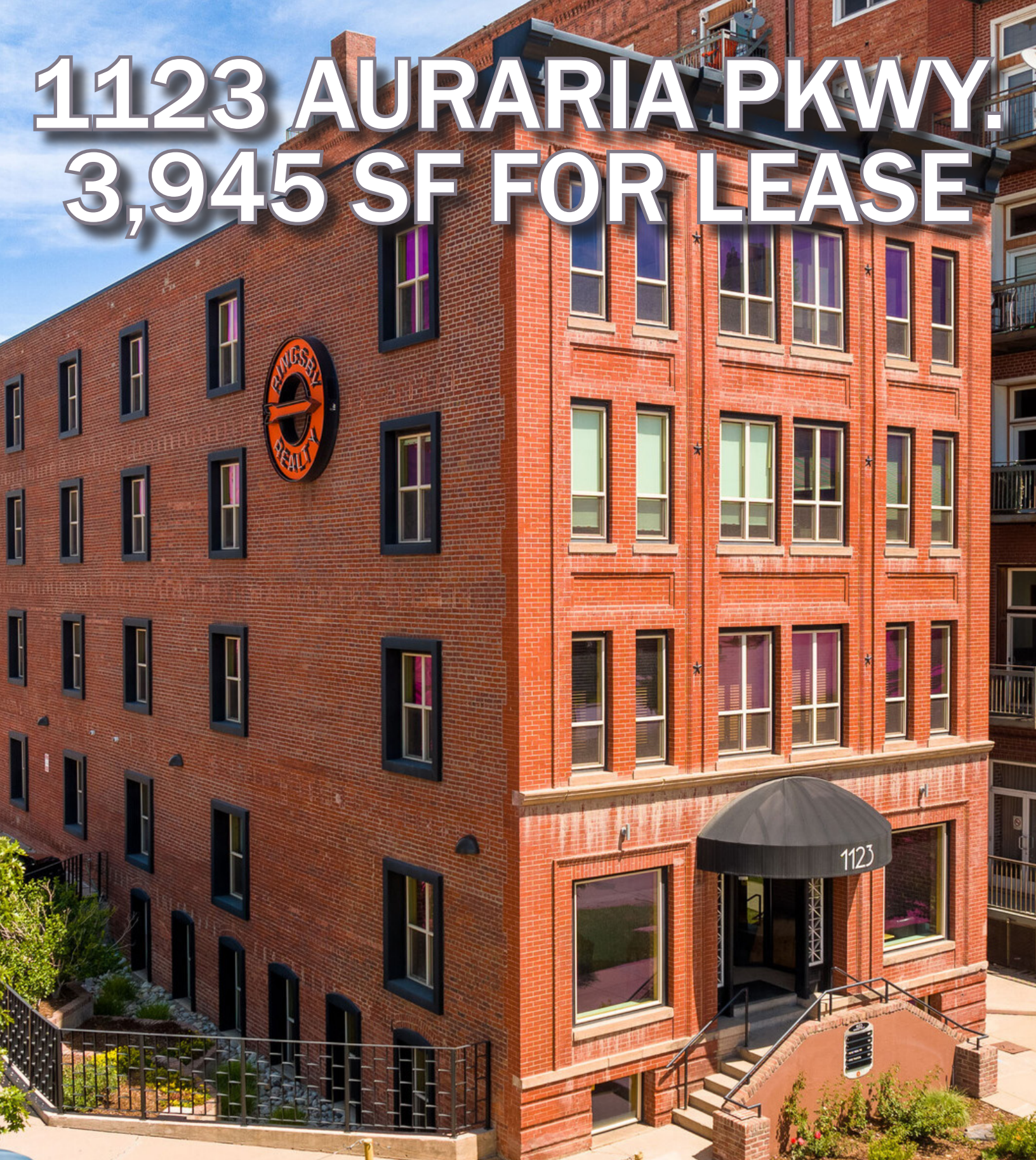


1123 AURARIA PKWY. 3,945 SF FOR LEASE



1801 W. Colfax Avenue
Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby

alex@ringsbyrealty.com
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Scott Patterson

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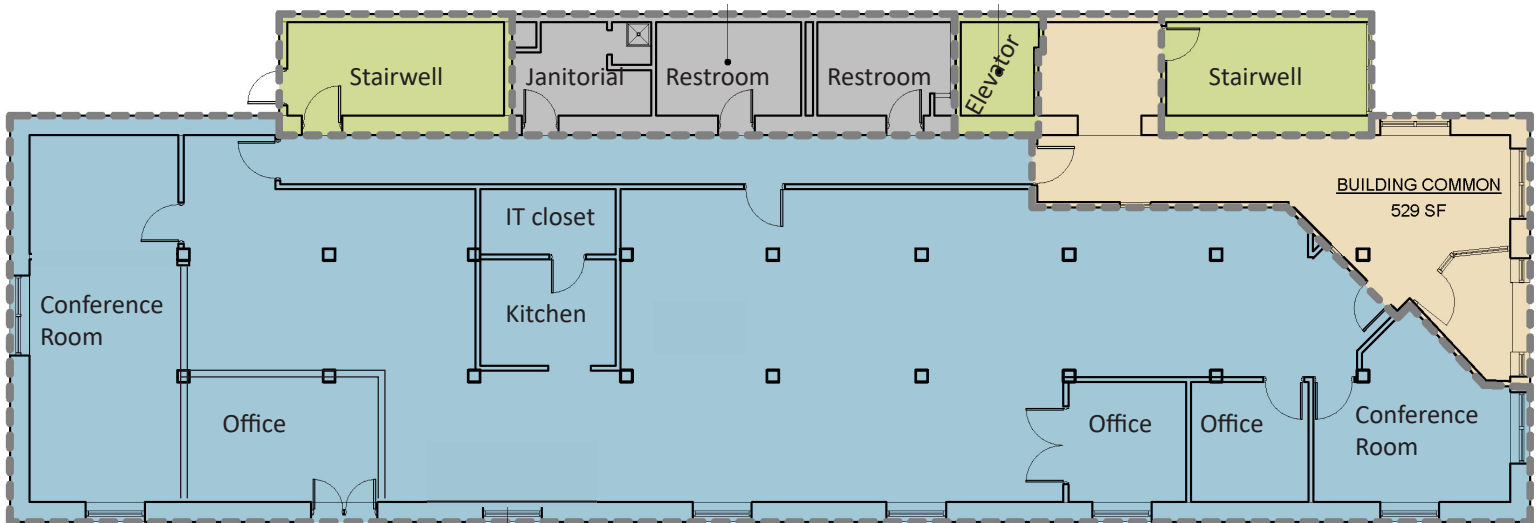
*Recent amenity upgrades
including fitness center,
lounge, bike parking, and
training & conference
room
Fully furnished*

*Rooftop deck
Historic exposed brick and
timber construction
Operable windows*

Furniture included!
Great parking!
Outstanding access!

1123 Auraria Parkway, Suite 100

Building SF: 23,156
Available SF: 3,945 RSF
Parking: 5 FREE spots +
unlimited @ \$160/month
Year Built: 1901
Renovated: 1983 / 2023
Expenses: \$11.50 NNN
LEASE RATE: \$18.50/SF NNN



LEVEL 01 - AREA PLAN

Riverfront Park



Coors Field



Union Station



Ball Arena



Larimer Square



E & W Lightrail Station



Speer Blvd.

16th Street Mall



1123 Auraria Pkwy.



Cherry Creek Trail



I-25 S on-ramp

Colfax Ave.



I-25 N & S on-ramps

*Ideal location in the heart
of lower downtown*

*Steps from some of the
most popular attractions
Denver has to offer*

*Denver's best restaurants,
retail and nightlife at your
front door*

*Easy access to I-25, CBD
and LoHi*



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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