LOHI11
DENVER

THE LOWER HIGHLANDS LIFESTYLE IS FINALLY WITHIN YOUR REACH

Lohi11 is a collection of 11 townhomes located in one of Denver's most desirable and walkable neighborhoods, the Lower Highlands. A mix of old and new architecture, LoHi is known for blending urban energy with neighborhood charm. Starting in the mid-$400s, Lohi11 is an ideal choice for those seeking the Lower Highlands lifestyle at an attainable price.

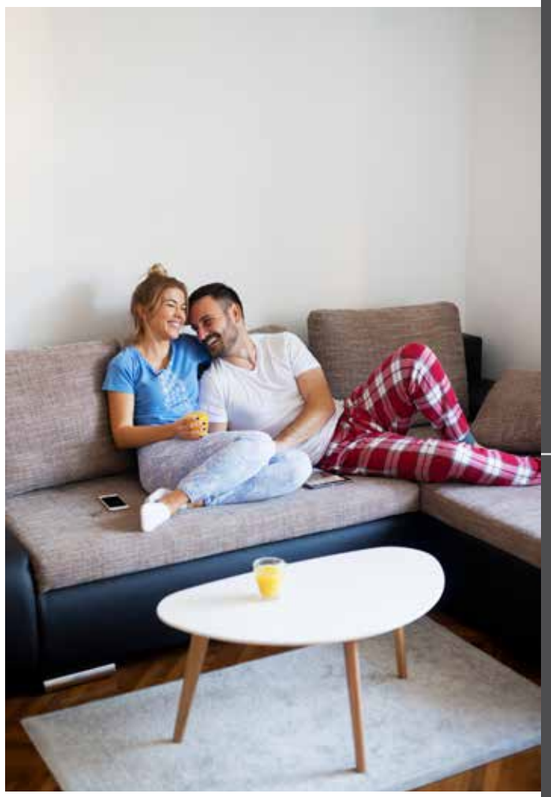
ULTIMATE URBAN LIVING

The homes are located near the corner of 38th and Tejon. This bike and pedestrian-friendly neighborhood offers an abundance of retail, restaurants, parks and nightlife. LoHi is home to the Navajo Street Art District, as well as the Sunnyside and LoHi Music Festivals. This location also provides quick access to downtown offices and multiple co-working spaces via car, bike or public transport. With the intersection of I-25 and I-70 nearby, you can be on your way to Boulder, DIA, the Tech Center or the mountains in no time at all.

LOHI LIFE

Everybody has a reason for loving Lower Highlands. For some, it's the creative energy and urban vibe. For others, it's walking to meet friends at a nearby café, dining al fresco while your dog lounges a few feet away, or bellying-up to the open-air rooftop bars on a beautiful evening or weekend. Almost everyone appreciates the easy access to all the sport and cultural events, plus the endless outdoor activities that Denver has to offer. Whatever you're looking for, you'll find it in LoHi.

DENVER'S HOTTEST, MOST WALKABLE 'HOOD



SMART DESIGN, EFFORTLESS LIVING

Lohi11 townhomes feature high efficiency design that squeezes every last drop of utility from every square foot of space. Residences start at 1,065 square feet and top out at 1,803 square feet. The homes are three levels and offer rooftop decks boasting expansive mountain and city views. There are nine floor plans to choose from offering a range of bed and bath combinations.

MODERN,
EUROPEAN STYLE

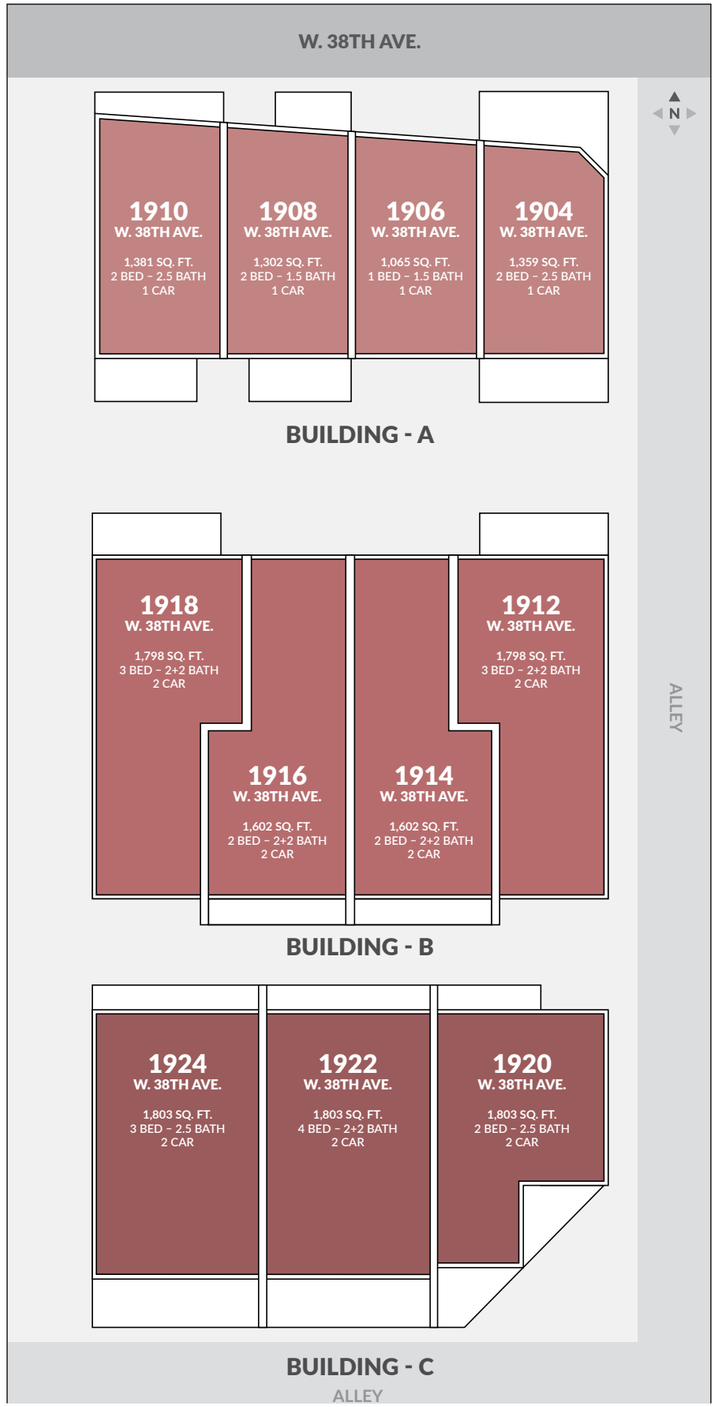
In addition to open floor plans and large windows, the residences are equipped with sleek, European style finishes, including:

- Modern, textured palettes with hand-picked accents in the kitchen and bathrooms
- Stainless KitchenAid appliances and Kohler plumbing fixtures
- Contemporary gas fireplace in the living room
- Built-in bedroom closets, walk in closet in master bedrooms
- Double-sinks and spa style showers in master baths
- Separate, tiled laundry closet
- Rooftop deck with gas hookup
- Solid, finished-in-place oak flooring on second level living space
- Nine-foot ceilings throughout living room and bedrooms

Pre-wired for in-ceiling speakers and smart home technology (as an optional upgrade)

YOUR LITTLE SLICE OF LOHI

The site includes three separate buildings, maximizing the number of available end-units. Each home features beautiful, open air roofdecks where you can relax, grill, or entertain friends while taking in the stunning views of the downtown Denver skyline and the Rocky Mountains to the west.



Our partners at Modus Real Estate are handling the details. Get in touch with them today to schedule your viewing.

MODUS REAL ESTATE

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RED LODGE DEVELOPMENT

Red Lodge Development focuses on multifamily development in the Denver metro area. Our mission is to drive and coordinate development of extraordinary spaces in Denver's hottest neighborhoods. You can see more of our work at **www.redlodgedevelopment.com**.

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All artist's renderings are for illustrative purposes only and subject to variances. Interior decoration, finishes, appliances and furnishings depicted in an artist's rendering are provided for illustrative purposes only, and are not necessarily indicative of what is specified in the offering plan. All renderings of views and exposure to light are for illustrative purposes only and subject to variances. Sponsor makes no representations as to any view and/or exposure to light at any time or as the same may be affected by any existing or future construction by either sponsor or a third party.

All dimensions are approximate and subject to normal construction variances and tolerances. Square footage on floor plans exceeds the usable floor area. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on floor plans will not excuse a purchaser from completing the purchase of a unit without abatement in price or recourse against sponsor. Sponsor reserves the right to make changes to a unit in accordance with the offering plan.

Developer makes no representations or warranties except as may be set forth in the warranty and purchase contract.

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