

1 9 0 0 L A W R E N C E

RETAIL LEASING



1900 LAWRENCE

HIT YOUR PEAK

Strategically located in the heart of Downtown Denver, 1900 Lawrence is a premier 31-story mixed-use tower. Designed with LEED, WELL, and WiredScore certifications in mind, the property embodies the pinnacle of modern workspace innovation and sustainability. With exceptional access to I-25, I-70, Union Station, and multiple light rail lines, along with a 96 Walk Score and 98 Transit Score, 1900 Lawrence is ideally positioned to serve Denver's vibrant business and residential communities.

- 720,000 SF of office and amenity space
- 31 stories
- 9,900 SF of retail



AMENITIES

FLOOR 7

Lounge/Pre-Function area with direct access to outdoor terrace

Conference Center with a divisible main room and two smaller board rooms

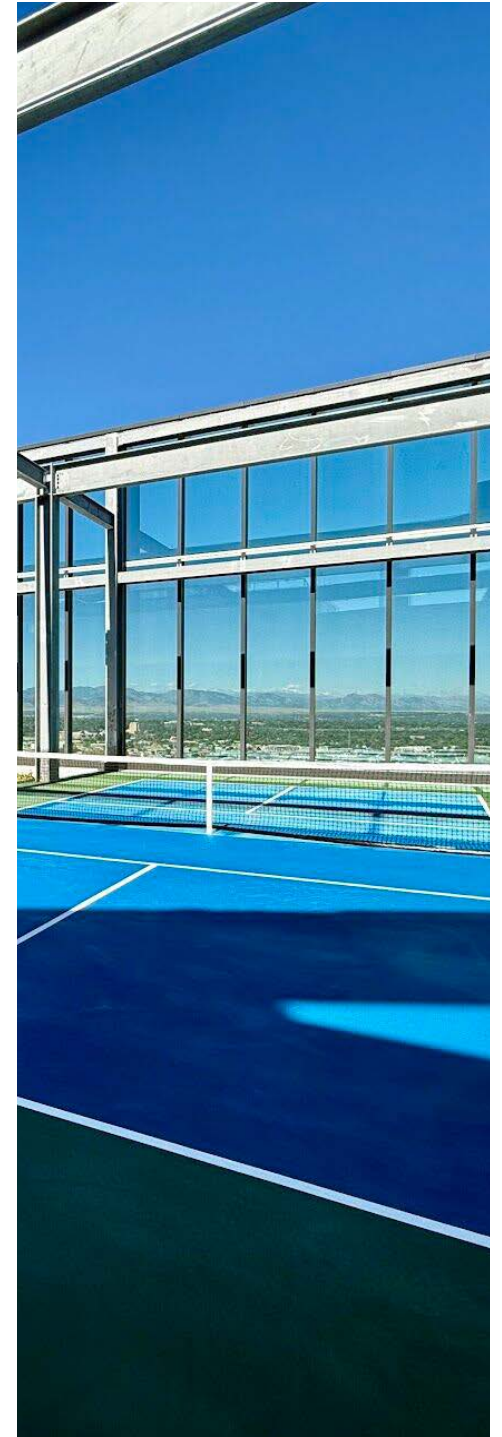
Outdoor Amenity Terrace

Low and high-rise elevators stop at fitness level

Direct access elevators from lobby

Fitness Center

- Spa-quality locker rooms
- Personal training
- Group exercise
- Indoor/outdoor yoga and small group training
- App-based reservation system available



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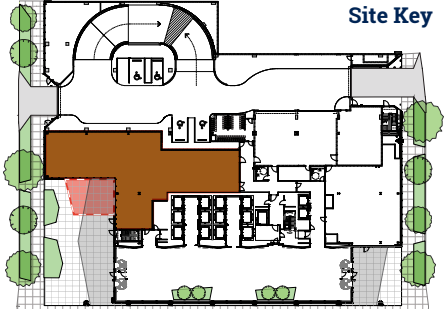
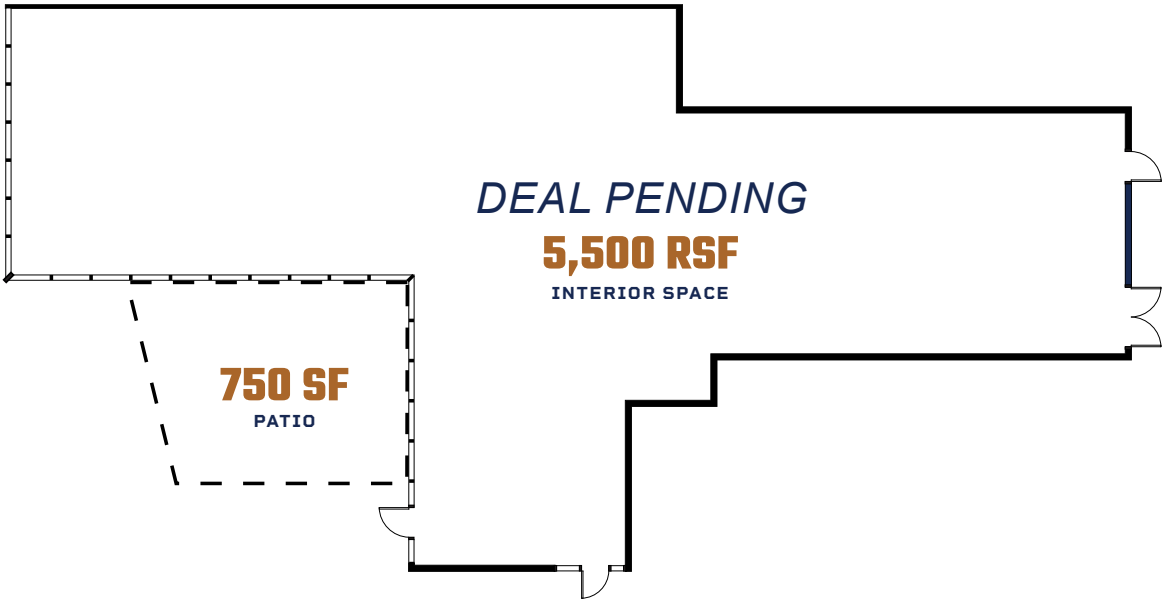
RETAIL #1

DEAL PENDING

5,500 RSF

750 SF

- Restaurant / lounge space
- 15' - 18' finished ceiling heights
- Corner of 19th & Lawrence
- Additional back of house space available; not included in RSF



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RETAIL #2

RETAIL 2.A

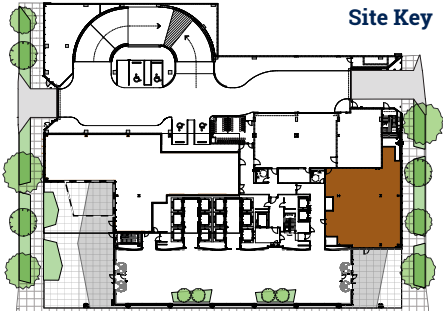
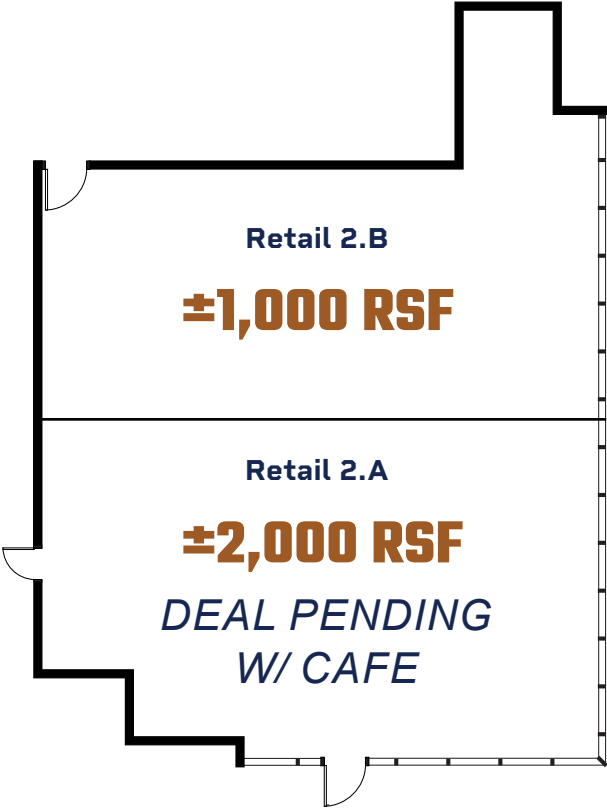
±2,000 RSF

- Deal pending with cafe

RETAIL 2.B

±1,000 RSF

- Cafe / bar space
- 15' finished ceiling heights
- Corner of 19th & Arapahoe
- Additional back of house space available; not included in RSF



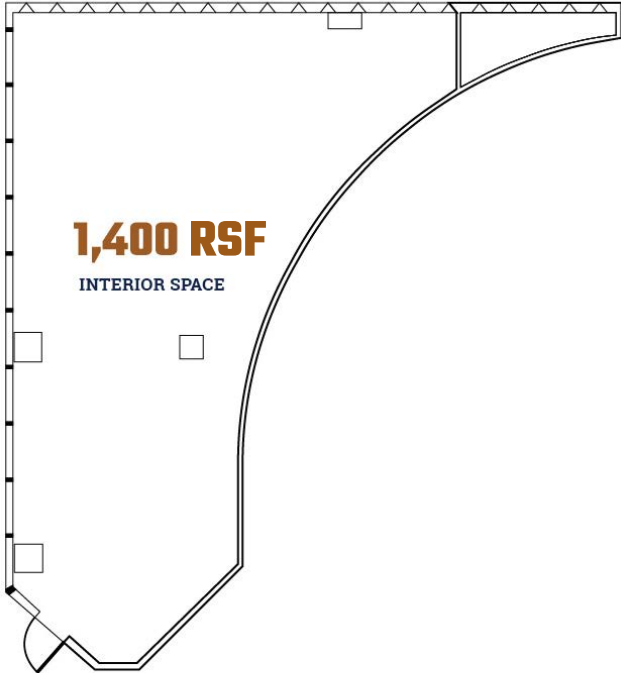
Site Key

1 9 0 0 L A W R E N C E

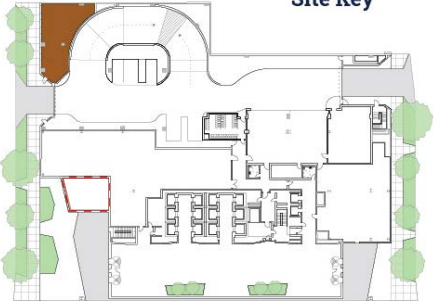
RETAIL #3

1,400 RSF

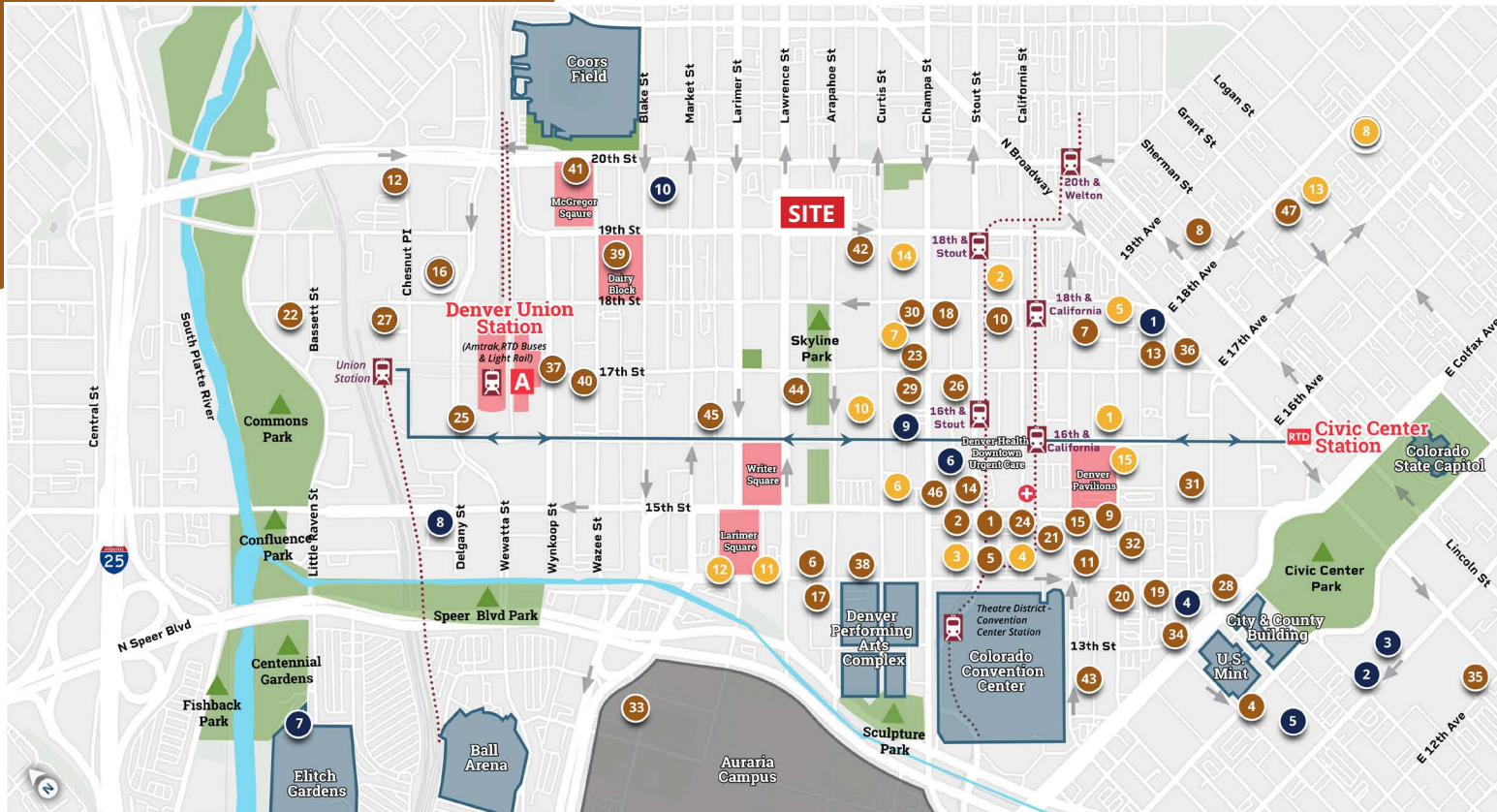
- 15' - 18' ceiling heights
- Additional back of house space available; not included in RSF
- Set up for non-cooking uses.



Site Key



DENVER MAP



- Attractions
- Hotels
- Restaurants
- + Hospitals
- ▲ Parks
- One-way Street
- Free Mall Ride
- R Rail Lines & Stations
- A A - Line Airport Train
- RTD Civic Center Station

HOTELS, RESTAURANTS & ATTRACTIONS

- | | | | | | |
|------------------------------|--------------------------------|------------------------------------|----------------------------------|--|-------------------------------------|
| 1 AC Hotel | 14 Home2 Suites | 27 Mint House | 40 The Oxford | 6 Sam's No.3 Diner | 4 Denver Firefighters Museum |
| 2 Aloft | 15 Homewood Suites CCC | 28 Populus | 41 The Rally Hotel | 7 Panzano | 5 Denver Police Museum |
| 3 Courtyard by Marriott | 16 Hotel Indigo | 29 Renaissance | 42 The Ritz-Carlton | 8 Steuben's Uptown | 6 Denver Selfie Museum |
| 4 Element by Westin | 17 Hotel Teatro | 30 Resident Inn by Marriott | 43 The State, Tapestry by Hilton | 9 Chopstickers | 7 Elitch Gardens Theme & Water Park |
| 5 Embassy Suites | 18 Hyatt Centric | 31 Sheraton | 44 The Westin | 10 Range Restaurant | 8 Museum of Contemporary Art |
| 6 Four Seasons Hotel | 19 Hyatt House | 32 Sonesta | 45 Thompson Denver | 11 Capital Grille | 9 Museum of Illusions |
| 7 Grand Hyatt | 20 Hyatt Place | 33 Springhill Suites | 46 Tru by Hilton CCC | 12 Rioja | 10 National Ballpark Museum |
| 8 Hampton Inn & Suites | 21 Hyatt Regency CCC | 34 Staybridge Suites | 47 Warwick Hotel | 13 Gattara | |
| 9 Hampton Inn & Suites CCC | 22 Kasa Union Station | 35 The ART Hotel, Curio Collection | 1 West Saloon & Kitchen | 14 Syrup | |
| 10 Hilton Denver City Center | 23 Kimpton Hotel Monaco | 36 The Brown Palace Hotel & Spa | 2 Guard & Grace Steakhouse | 15 5280 Burger Bar | |
| 11 Hilton Garden Inn | 24 Le Meridien | 37 The Crawford Hotel | 3 Stout Street Social | 1 American Museum of Western Art - The Anschutz Collection | |
| 12 Hilton Garden Inn | 25 Limelight | 38 The Curtis - Doubletree | 4 Corinne | 2 Center for Colorado Women's History | |
| 13 Holiday Inn Express | 26 Magnolia, Tribute Portfolio | 39 The Maven | 5 La Loma | 3 Denver Art Museum | |

DEMOGRAPHICS

1 MILE

48,130

Population

150,813

Daytime Population

29,209

Households

\$139,445

Average HH Income

5 MIN WALK

3,594

Population

20,021

Daytime Population

2,495

Households

\$106,807

Average HH Income

3 MILES

238,233

Population

376,019

Daytime Population

127,237

Households

\$143,720

Average HH Income

10 MIN WALK

10,976

Population

58,888

Daytime Population

6,475

Households

\$126,584

Average HH Income

5 MILES

479,432

Population

646,312

Daytime Population

229,465

Households

\$142,948

Average HH Income

15 MIN WALK

28,357

Population

108,852

Daytime Population

17,583

Households

\$146,308

Average HH Income





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