



LAWRENCE

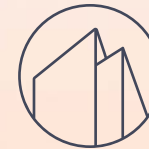
Retail Leasing

This is Denver's Natural Advantage.

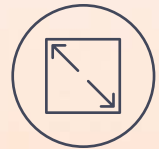
Welcome to 1900 Lawrence, where ease, comfort, and wellness are second nature. Every detail is thoughtfully dialed in to match the rhythm of how Denver's top talent lives and works today, creating a truly standout, all-in-one environment, turning the office back into an advantage.



TROPHY
CLASS



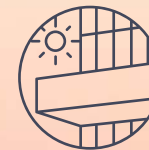
730,000 RSF



30,000 – 32,000 RSF
FLOORPLATES



14'-16' SLAB-TO-SLAB /
10'-12' FINISHED
CEILING HEIGHT



11 PRIVATE
OUTDOOR TERRACES



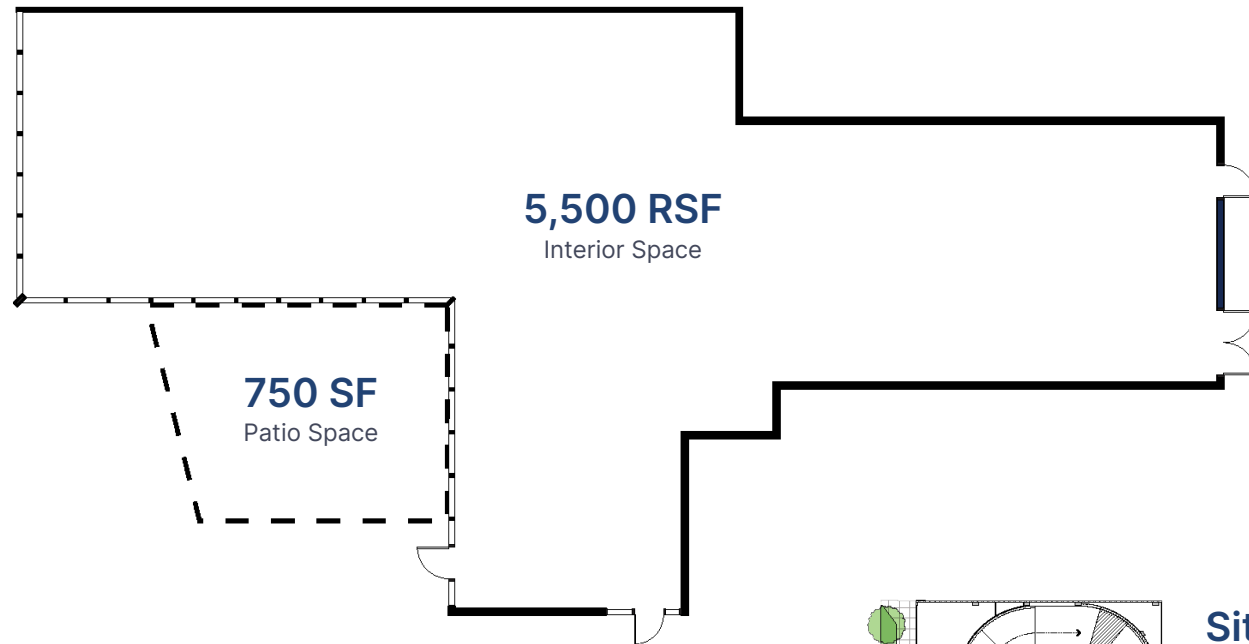
30,000+ RSF OF
TENANT EXCLUSIVE
AMENITIES



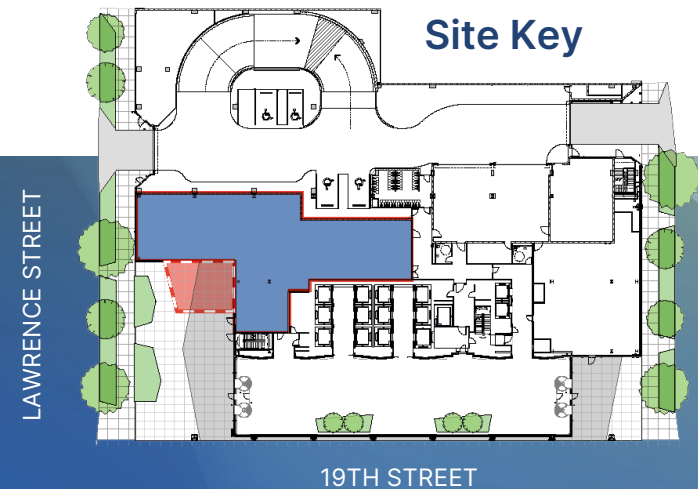
Downtown's Front Door

Lawrence Street Retail

LEASED Chef-Driven Restaurant Concept Coming 2027

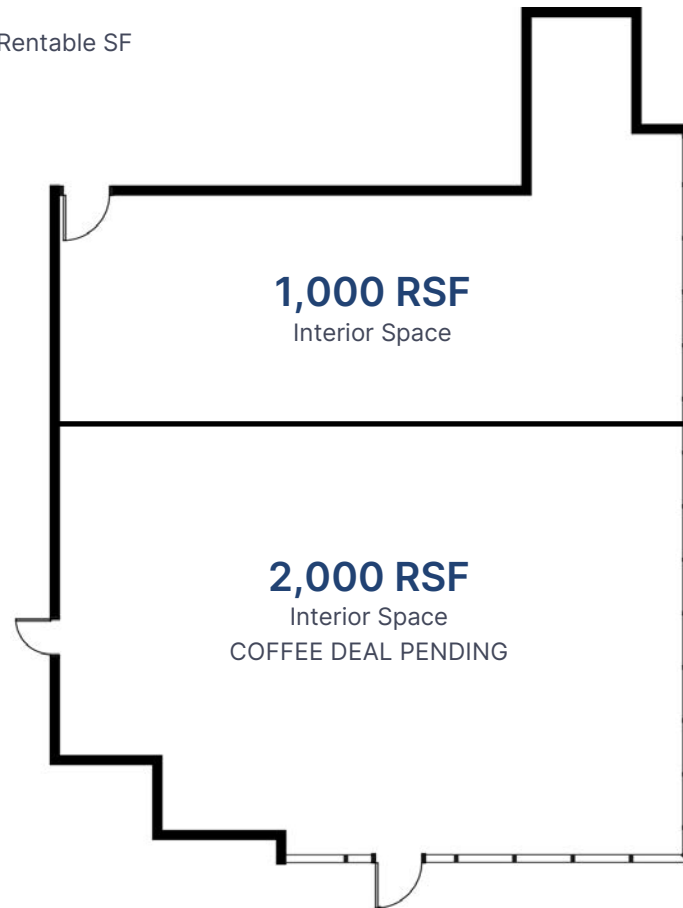


- Restaurant/Lounge Space
- 15'-18' Finished Ceiling Heights
- Corner of 19th St & Lawrence St
- Additional Back of House Available; Not Included in RSF



Arapahoe Street Retail

1,000 - 2,000 SF Interior Rentable SF



- Cafe/Bar Space
- 5' Finished Ceiling Heights
- Corner of 19th St & Arapahoe St
- Additional Back of House Available; Not Included in RSF



Accessibility is Part of the Address.

While everything you need is at your fingertips on-site, a walk score of 96, bike score of 95, and a transit score of 98 means the city is still at your door when you want to adventure beyond the office. Minutes from Union Station, with views of Coors Field, the downtown skyline, and snowy mountain peaks, this is a location that keeps you close to it all without getting caught in the city bustle.

7 min
WALK TO COORS FIELD

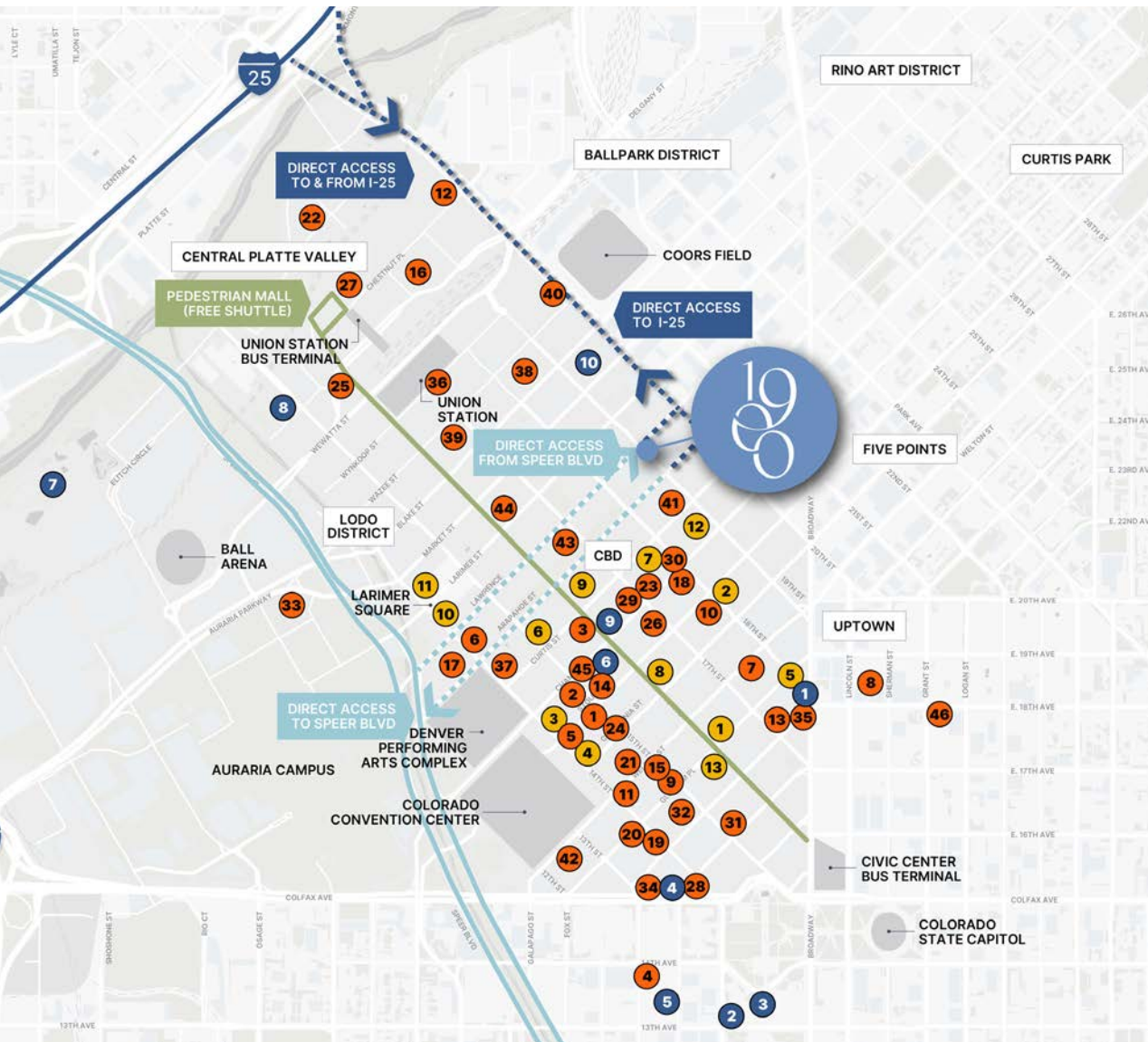
10 min
WALK TO 16TH STREET MALL

11 min
WALK TO UNION STATION



The Neighborhood is Part of the Experience.

Surrounded by Denver's premier restaurants, boutique hotels, rooftop bars, and entertainment destinations, 1900 Lawrence places retailers at the center of the city's most vibrant downtown district. From morning coffee to evening cocktails, every visit offers another reason to stay.



HOTELS, RESTAURANTS & ATTRACTIONS

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

Demographics

1 MILE

51,182

Population

143,754

Daytime Population

30,897

Households

\$144,063

Average HH Income

3 MILES

253,715

Population

382,581

Daytime Population

134,537

Households

\$152,918

Average HH Income

5 MILES

498,776

Population

660,737

Daytime Population

238,162

Households

\$152,694

Average HH Income

5 MIN WALK

3,443

Population

13,610

Daytime Population

2,324

Households

\$115,251

Average HH Income

10 MIN WALK

12,130

Population

52,929

Daytime Population

7,128

Households

\$129,960

Average HH Income

15 MIN WALK

27,952

Population

92,008

Daytime Population

17,086

Households

\$148,271

Average HH Income

ESRI | 2026



Built for Tenants Who Care About Their Well-Being.

Hospital-grade filtration systems paired with open, airy spaces that promote movement and circulation mean tenants breathe easy in every sense of the phrase.



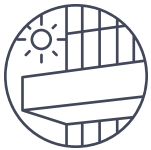
**TRIPLE PLATINUM
WELLNESS CERTIFICATION**



**HOSPITAL-GRADE
FILTRATION SYSTEMS**



**NO TOUCH
SYSTEMS INCLUDING
ELEVATORS AND
ACCESS CONTROL**

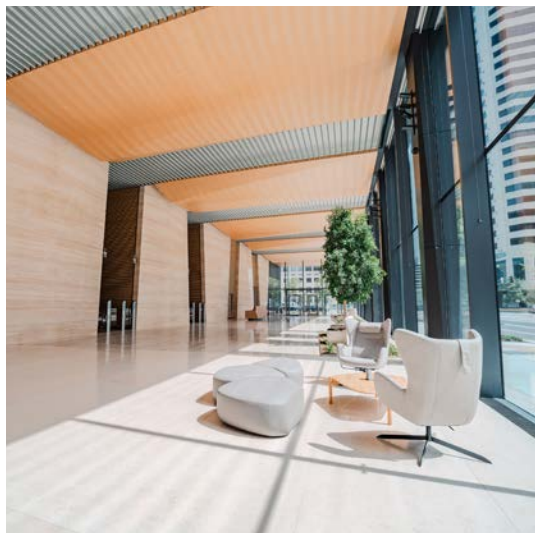
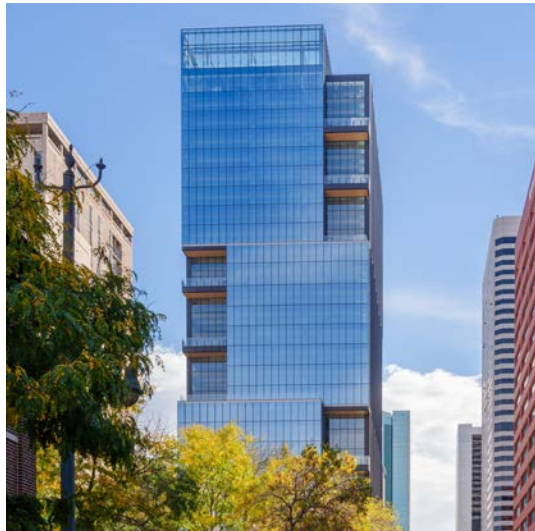


**11 PRIVATE
OUTDOOR TERRACES**



**OUTDOOR AMENITY
TERRACE AND
ROOFTOP DECK**

In a city known for soaring peaks,
we've set our signs above them
by achieving the highest industry
benchmarks for occupant health.



1900 LAWRENCE

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