

Writer Square



DEMOGRAPHICS



POPULATION

¼ MILE	½ MILE	1 MILE	2 MILE
2,749	8,118	30,408	117,718



DAYTIME POP.

¼ MILE	½ MILE	1 MILE	2 MILE
19,767	69,617	119,817	195,913



HOUSEHOLDS

¼ MILE	½ MILE	1 MILE	2 MILE
1,767	5,296	17,876	62,969



AVG. HH INCOME

¼ MILE	½ MILE	1 MILE	2 MILE
\$130,907	\$110,138	\$91,623	\$75,606



“Very Walkable”



“World-Class Public Transport”

PROPERTY OVERVIEW

Writer Square

15th St TO 16th St | Larimer TO Lawrence

58,835 SF Retail Space

119,336 SF Office Space

Condos & 2 Level Parking Garage

DOWNTOWN DENVER

2.5 BILLION TOTAL INVESTMENT

in downtown Denver in 2016

1,230 new hotel rooms

4,592 new residential units

2,770,300 sf of new office space

120,871 EMPLOYEES

13.2% employment growth in downtown
Denver since 2010

18,914 CBD RESIDENTS

Downtown Denver’s residential population
has almost tripled since 2000

TOURISM

15 million people visiting spending

\$4.6 billion

STUDENT LIFE

Over 64,000 students attending various
schools in downtown Denver
University of Colorado @ Denver; Metropolitan State College,
Community College of Denver; Colorado State University
Executive MBA Program, Emily Griffith Technical School,
Denver School of Nursing

Source: Downtown Denver Partnership

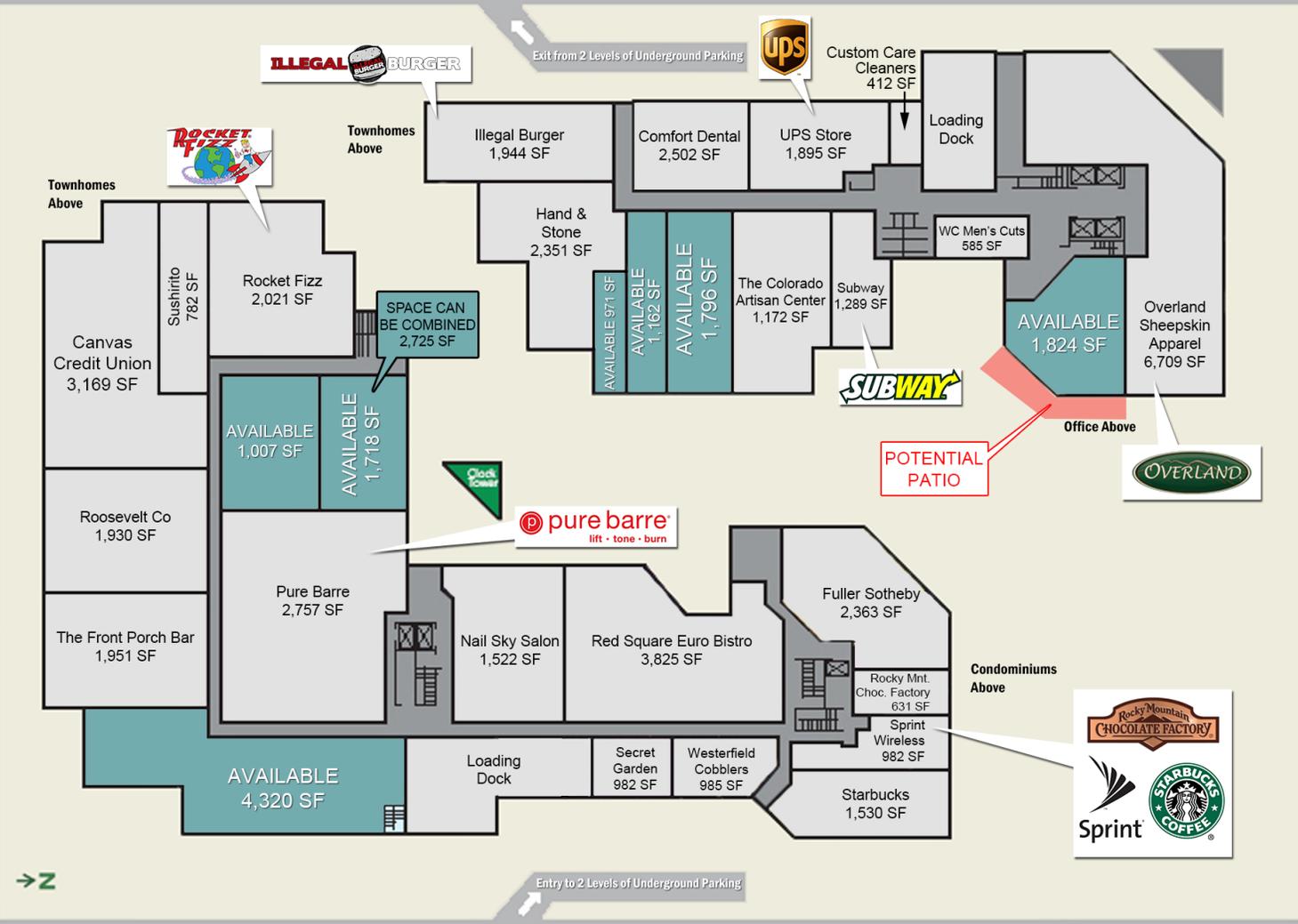


8,964 VPD

15th Street



Larimer Street



Lawrence Street

5,066 VPD

15,597 Avg. Daily Pedestrian Traffic

16th Street Mall



- Colorado Athletic Club
- The Beesecake Factory
- TAPBAR CENTER
- smashburger
- Rocky Mountain Chocolate Factory
- Sprint
- Starbucks Coffee
- McLerrin MUSHROOM

971 SF to 4,320 SF Available
 Call for pricing



951 16TH STREET

WRITER SQUARE OFFICE

1875 LAWRENCE STREET

WRITER SQUARE RETAIL

GUARANTY BANK BUILDING

DENVER PAVILIONS

BLAKE STREET TERRACE

MARKET WORKS

COLORADO CONVENTION CENTER

1401 17TH STREET

PARK CENTRAL

17TH & LARIMER

DENVER CENTER FOR PERFORMING ARTS

16TH STREET MALL

LARIMER SQUARE

ARAPAHOE STREET

1660 WYNKOOP



LARIMER STREET

LAWRENCE STREET

LOWER DOWNTOWN - LODO

15TH STREET

MARKET STREET

14TH STREET

AURARIA CAMPUS

BLAKE STREET

SPEER STREET

WAZEE STREET



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Disclosure
Agreement

