

1801 LAWRENCE STREET

EST. 1942

# Cable Building

DENVER


FOR LEASE, OWNER-USER SALE,  
OR INVESTMENT OPPORTUNITY

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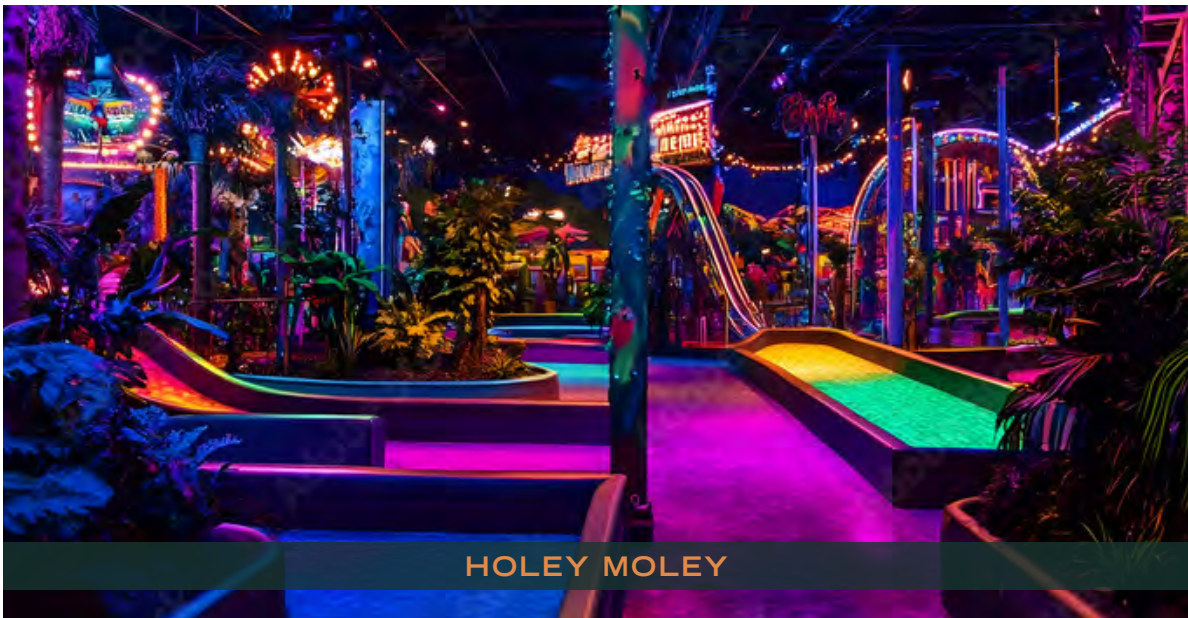
Step into Denver’s storied past at the Cable Building, an iconic Romanesque Revival landmark on Lawrence Street, originally built in 1889 as the hub for the city’s bustling cable car system. Distinguished by its intricate brickwork, grand arches, and towering polygonal chimney, this unique property masterfully blends historic charm with modern functionality, featuring Holey Moley and office spaces. Proudly listed on the National Register of Historic Places, it remains a treasured piece of downtown Denver’s evolving legacy.

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PROPERTY  
DETAILS

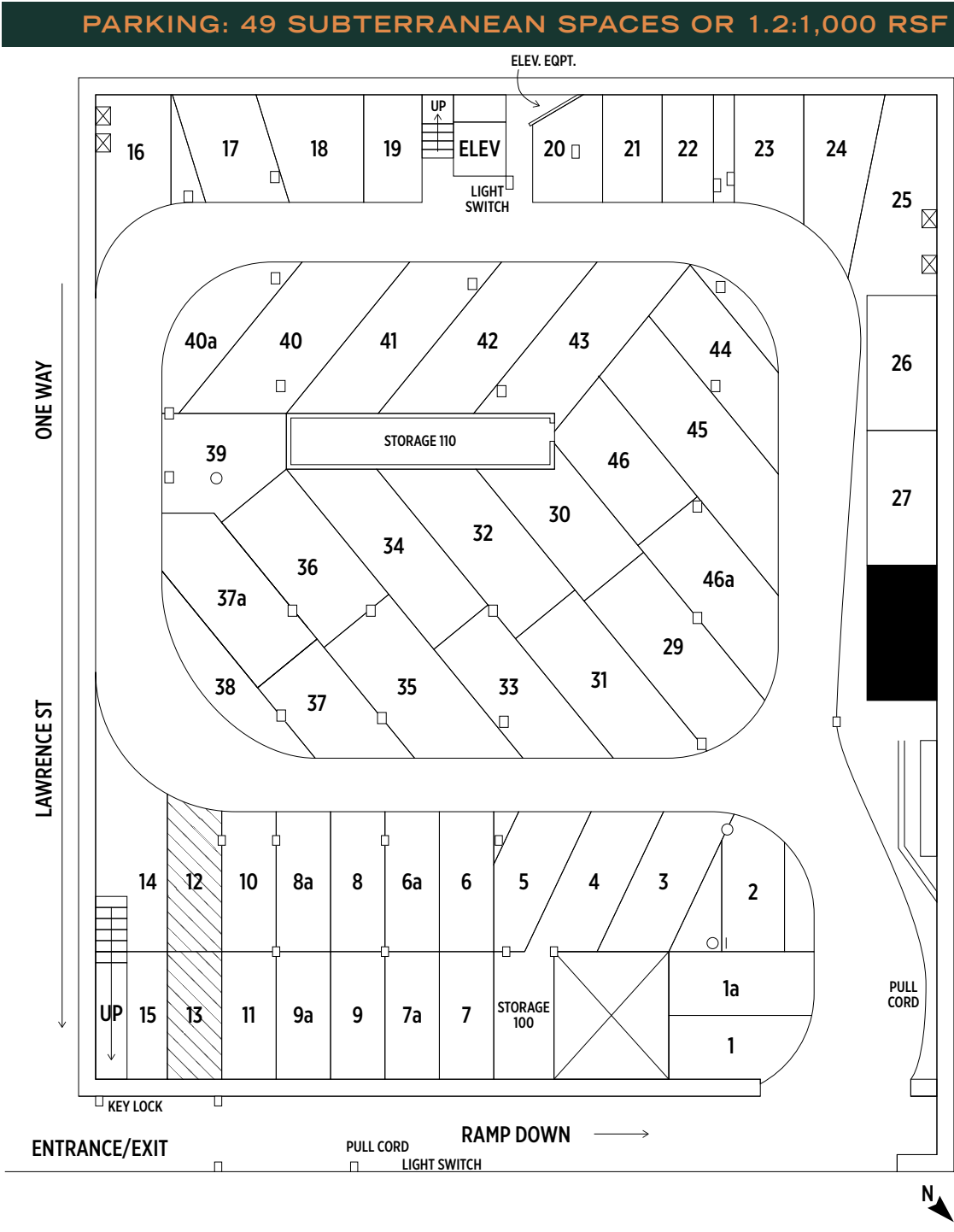
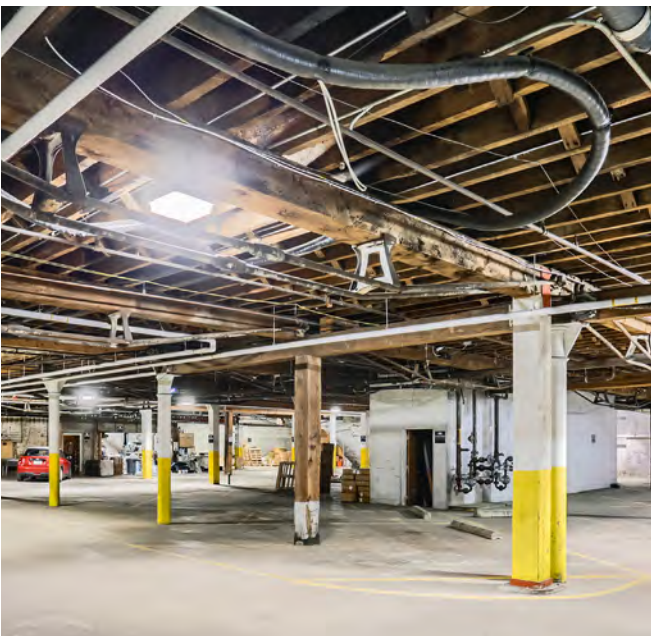
OVERVIEW

Total RBA	38,831 RSF
Stories	2
Year Built / Renovated	1889 / 2021
Parking	49 Subterranean Spaces or 1.2:1,000 RSF
HVAC	Roof-Mounted Package Units and Gas-Fired Boiler
Roofing	Built-Up Roofing (BUR) System
Structural	Heavy Timber Framed Superstructure, Steel and Wood Trusses, Brick Masonry Exterior
Electrical	1600 Amps
SPACE AVAILABLE	
Suite 150	4,402 RSF
Suite 200	20,557 RSF



KEY FEATURES

For Lease/Owner-User/Investment Opportunity
Sale Price: Contact Broker
Lot Size: 0.432 Acres
Zoning: Downtown Core District (D-C), Adult Use Overlay (UO-1)
Building Type: Retail/Office Building
Construction: Masonry
Property Taxes: \$182,574.00
Positioned among various retailers, restaurants, museums, and other attractions with high foot traffic
Contact Broker For Rent Roll And Financials





## WALK SCORE

97

Daily errands do not require a car



Transit is convenient for most trips

93

Daily errands can  
be accomplished  
on a bike

# DAIRY BLOCK DIRECTORY

## RESTAURANTS

- Albina by the Sea
- Blanchard Family Wines
- BOS-Burger & Deli
- BRUTØ
- Cornicello
- Deviation Distilling
- For(al)ged
- FREE MARKET
- Fuso
- Ghost Tortilla
- Green Huntsman
- Huckleberry Roasters
- Kachina Cantina
- LoDough Bakery
- Lou's Hot(N)aked
- Moo Bar
- Mopoke
- Morning Jones
- Penelope Coffee Bar
- Poka Lola Social Club
- Run for the Roses
- Seven Grand Wisey Bar
- Westbound & Down

## SHOPS

- Aesop
- Alchemy Works
- Baby Ruby Boutique
- Grace Loves Lace
- (Little) Blue Ruby
- LoveWeld
- Sarah O. Jewelry
- Switchwood
- Warby Parker

## STAY

- The Maven

- Albina by the Sea
- Blanchard Family Wines
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**STAY**

- The Maven

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1.0 MILES
POPULATION SUMMARY			
2025 TOTAL POPULATION	3,484	7,841	42,476
2025-2030 ANNUAL POPULATION GROWTH RATE	0.19%	0.86%	1.94%
2025 TOTAL DAYTIME EMPLOYEE POPULATION	21,441	57,044	129,572
HOUSEHOLD SUMMARY			
2025 HOUSEHOLDS	1,903	4,800	25,313
2025 AVERAGE FAMILY SIZE	2.20	2.25	2.42
2025 HOUSEHOLDS BY INCOME			
AVERAGE HOUSEHOLD INCOME	\$170,930	\$164,214	\$138,758
2025 OWNER OCCUPIED HOUSING UNITS BY VALUE			
AVERAGE HOME VALUE	\$1,019,659	\$1,033,934	\$928,232
MEDIAN AGE			
2025	41.2	39.6	33.1

