

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

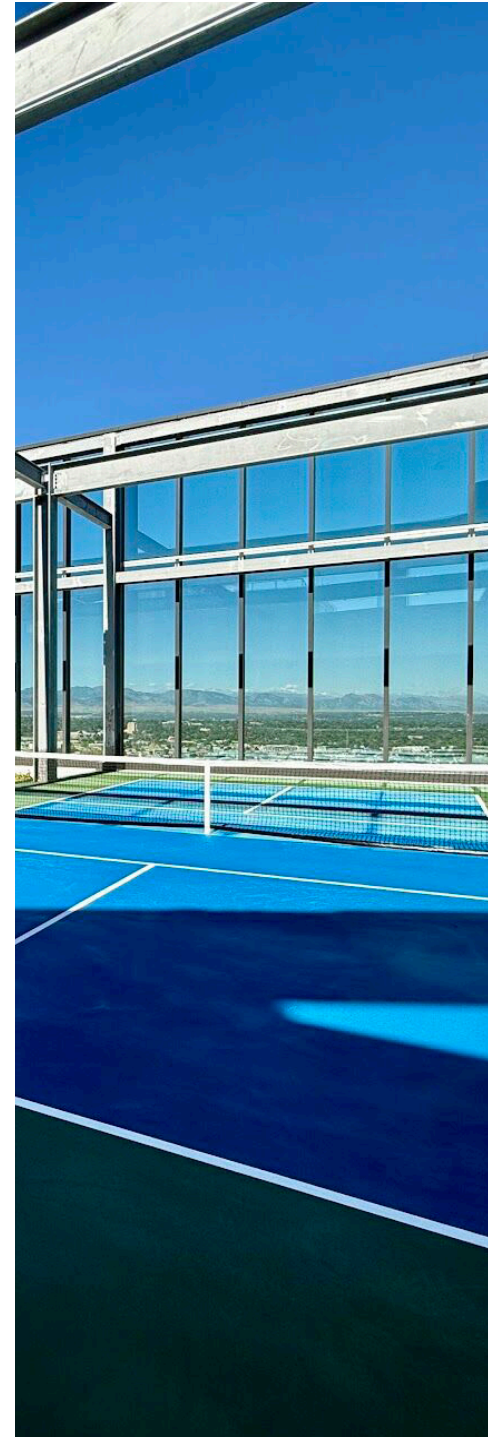
Outdoor Amenity Terrace

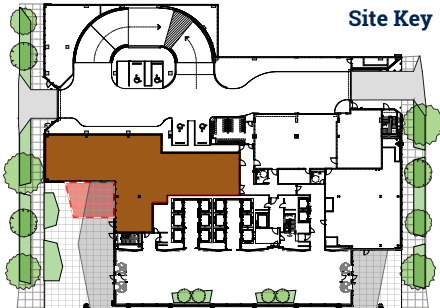
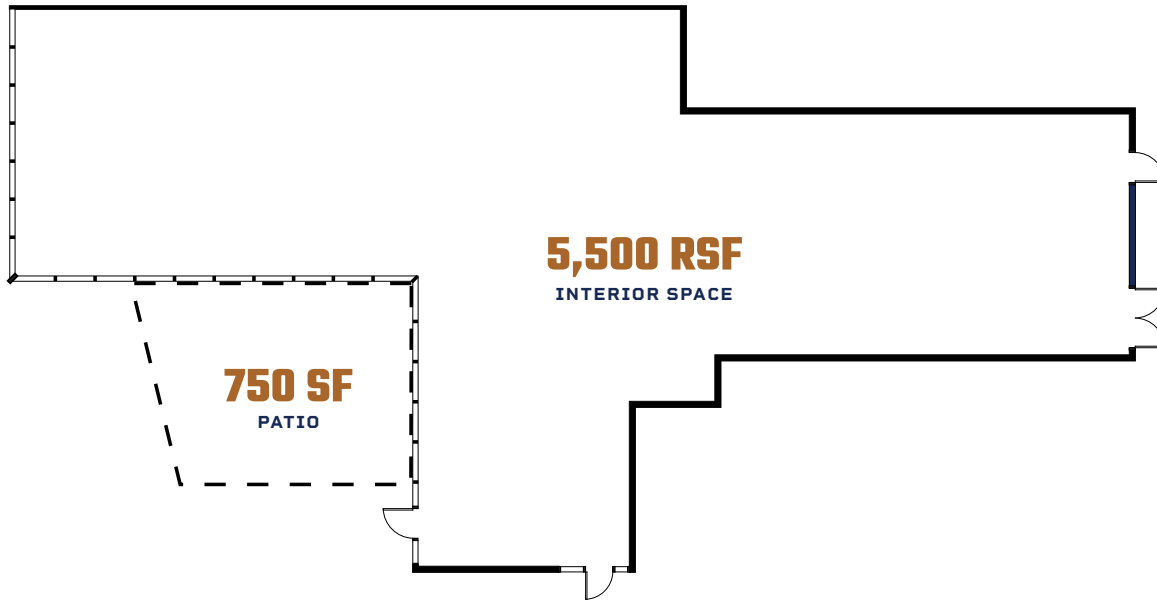
Low and high-rise elevators stop at fitness level

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





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

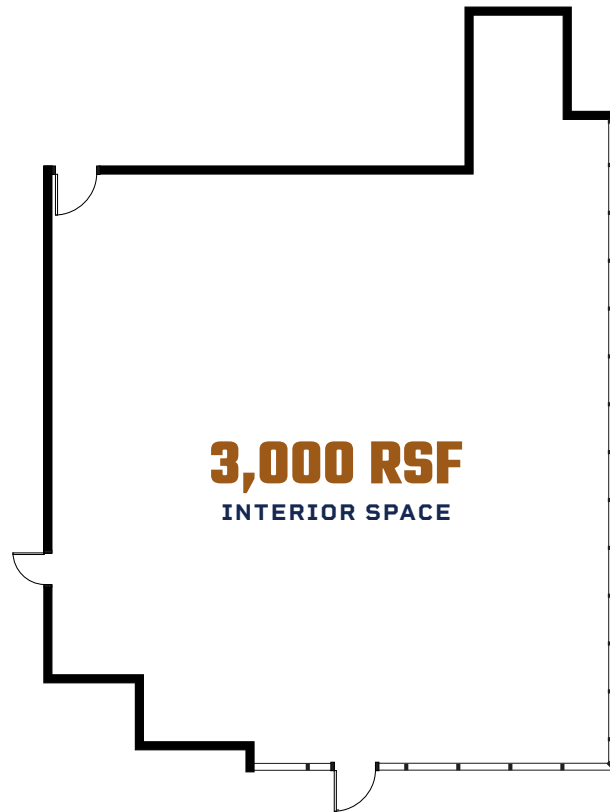
# RETAIL #1

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

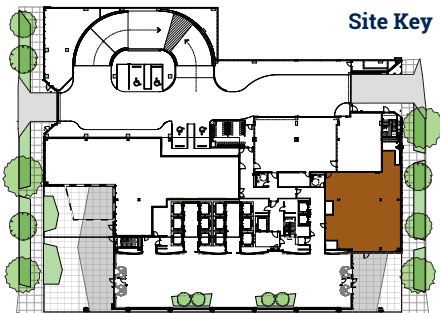


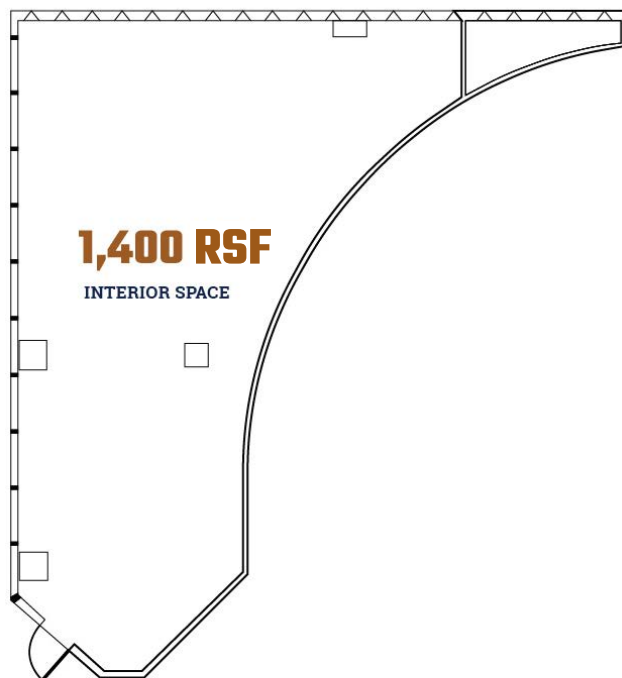
1 9 0 0 L A W R E N C E

## RETAIL #2

3,000 RSF

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





1900 LAWRENCE

## 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



## 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







1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.18000

---

**Andrew Clemens**

**SENIOR VICE PRESIDENT**

andrew.clemens@srsre.com  
303.390.5230

**Tony Pierangeli**

**SVP & MANAGING PRINCIPAL**

tony.pierangeli@srsre.com  
303.390.5257

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.