

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

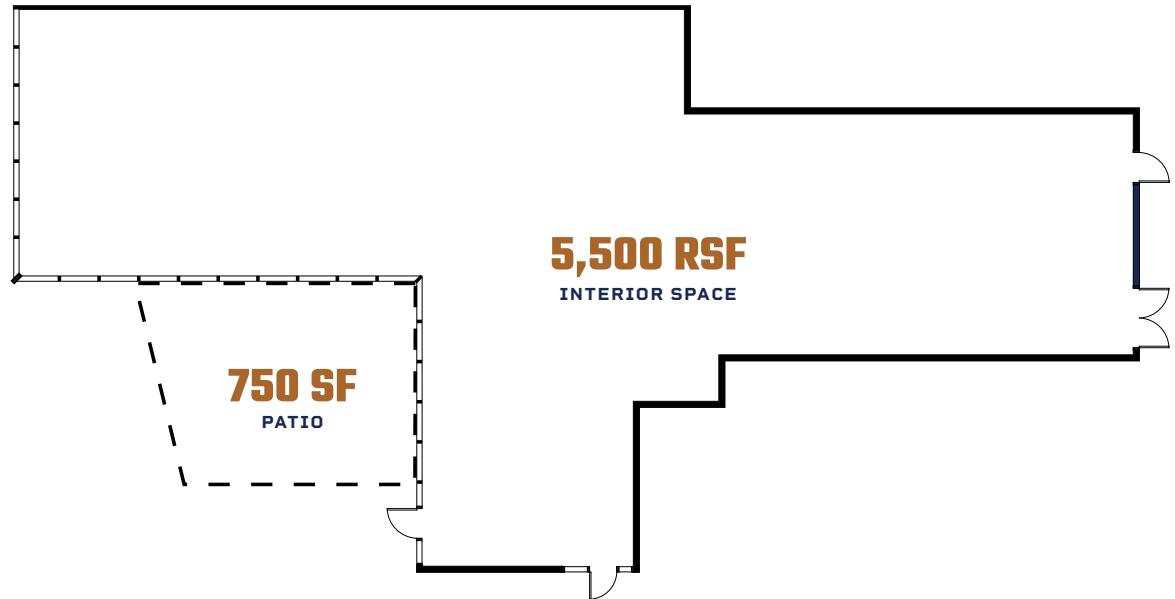
Low and high-rise elevators stop at fitness level

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





1900 LAWRENCE

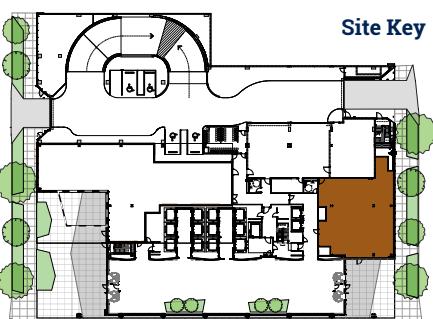
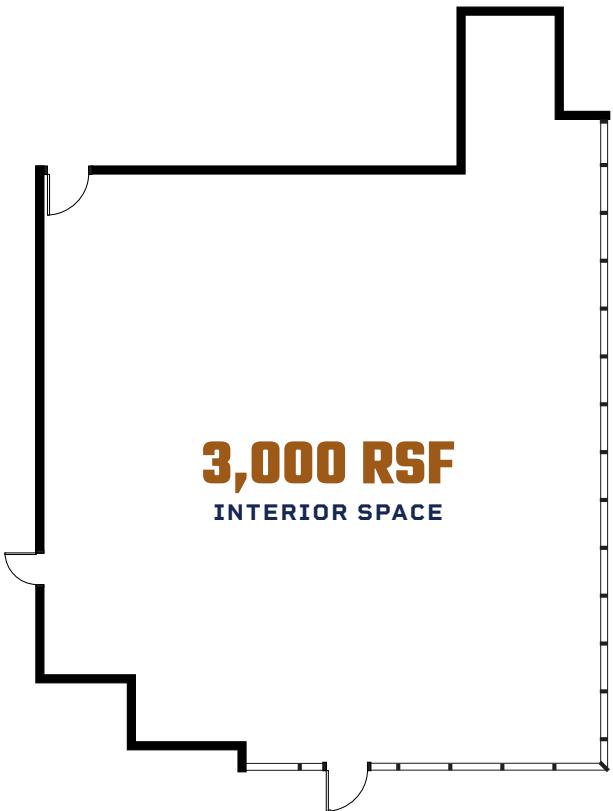
RETAIL #1

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

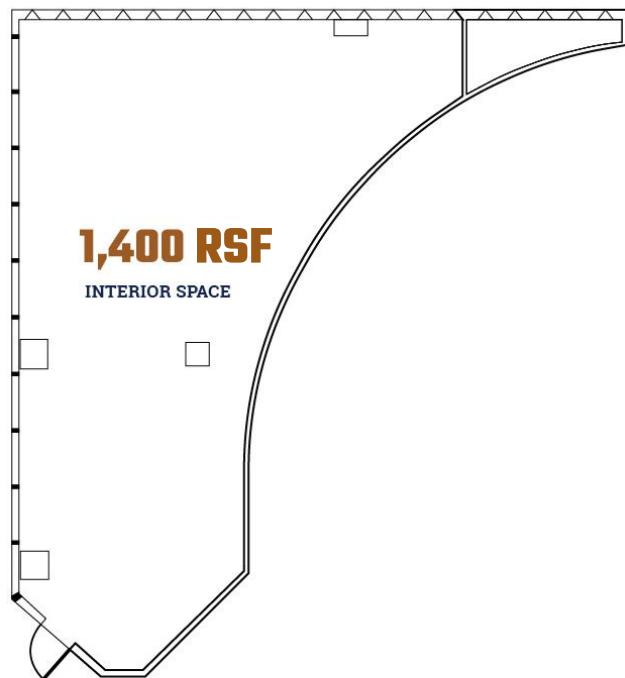


1900 LAWRENCE

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.



DENVER MAP



- Attractions
- Hotels
- Restaurants
- +/- Hospitals
- ▲ Parks
- One-way Street
- Free Mall Ride
- Rail Lines & Stations
- A A - Line Airport Train
- RTD 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
2 Aloft	15 Homewood Suites CCC	28 Populus	41 The Rally Hotel	7 Panzono
3 Courtyard by Marriott	16 Hotel Indigo	29 Renaissance	42 The Ritz-Carlton	8 Steuben's Uptown
4 Element by Westin	17 Hotel Teatro	30 Resident Inn by Marriott	43 The State, Tapestry by Hilton	9 Chopstickers
5 Embassy Suites	18 Hyatt Centric	31 Sheraton	44 The Westin	10 Range Restaurant
6 Four Seasons Hotel	19 Hyatt House	32 Sonesta	45 Thompson Denver	11 Capital Grille
7 Grand Hyatt	20 Hyatt Place	33 Springhill Suites	46 Tru by Hilton CCC	12 Rioja
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
				4 Denver Firefighters Museum
				5 Denver Police Museum
				6 Denver Selfie Museum
				7 Elitch Gardens Theme & Water Park
				8 Museum of Contemporary Art
				9 Museum of Illusions
				10 National Ballpark Museum

DEMOGRAPHICS

1 MILE

48,130

Population

150,813

Daytime Population

29,209

Households

\$139,445

Average HH Income

3 MILES

238,233

Population

376,019

Daytime Population

127,237

Households

\$143,720

Average HH Income

5 MILES

479,432

Population

646,312

Daytime Population

229,465

Households

\$142,948

Average HH Income

5 MIN WALK

3,594

Population

20,021

Daytime Population

2,495

Households

\$106,807

Average HH Income

10 MIN WALK

10,976

Population

58,888

Daytime Population

6,475

Households

\$126,584

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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