

1350 LAWRENCE ST, SUITE 1A



PREMIER DOWNTOWN DENVER OFFICE DESIGNED FOR CREATIVE, PROFESSIONAL & WELLNESS

Position your business in one of Downtown Denver's most accessible and connected professional environments. Located at 1350 Lawrence Street, Suite 1A, this thoughtfully designed office condominium offers a rare combination of visibility, convenience, and a polished client experience—ideal for an architecture or engineering firm, design studio, consulting practice, or boutique wellness and aesthetics clinic.



AVAILABLE FOR SALE

The flexible floor plan is designed to support both collaborative teams and private client interactions. Seven spacious perimeter offices with full-height glass maximize natural light while showcasing impressive views toward Speer Boulevard. An additional open workspace provides room for project teams, collaborative workstations, or treatment areas, allowing the suite to adapt seamlessly to a variety of professional uses.

From the moment clients arrive, they are welcomed by a refined reception area complete with a custom reception desk and hospitality coffee bar, creating an elevated first impression. A generous breakroom and kitchen offer ample space for staff gatherings, while a large storage area provides practical support for growing businesses. Secure interior access to the parking garage further enhances convenience for both employees and visitors.



HIGHLIGHTS

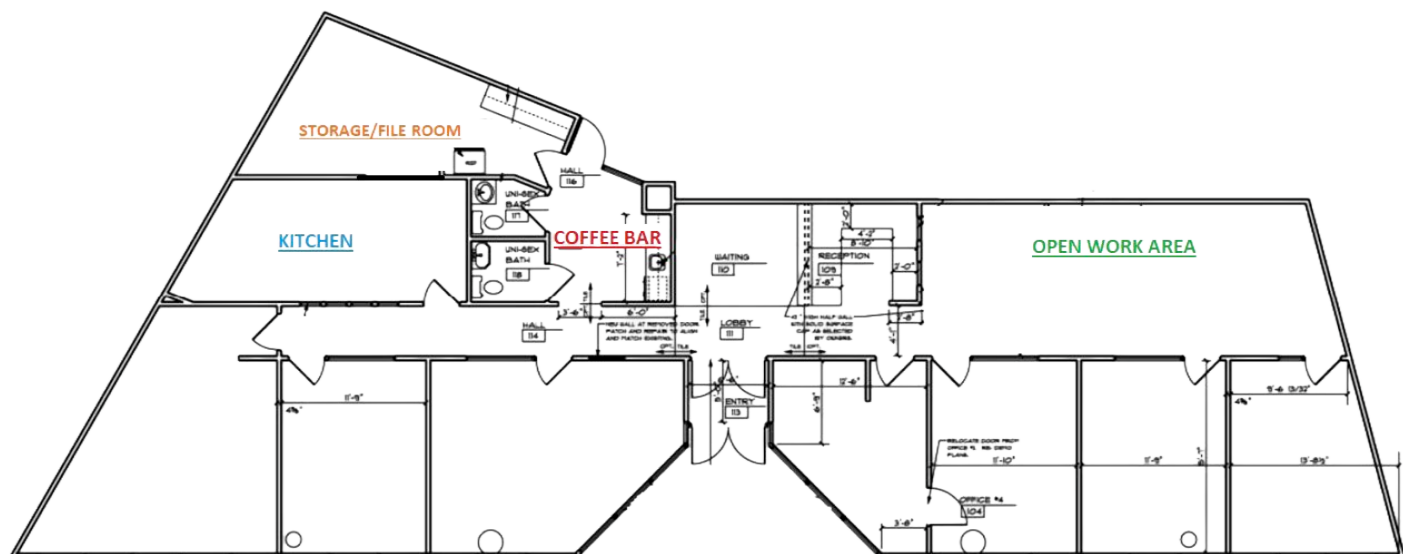
- FLEXIBLE LAYOUT WITH UP TO 7 PRIVATE GLASS-FRONT OFFICES
- ADDITIONAL OPEN COLLABORATIVE WORKSPACE
- PROFESSIONAL RECEPTION AREA WITH HOSPITALITY COFFEE BAR
- SPACIOUS STAFF KITCHEN AND BREAKROOM
- LARGE STORAGE ROOM
- SECURE BUILDING AND GARAGE ACCESS
- 3 RESERVED GARAGE PARKING SPACES

Accessibility is one of this property's greatest advantages. Three reserved garage parking spaces are complemented by convenient on-street parking immediately outside the suite's entrance, making client visits easy. Located just minutes from I-25 and I-70, the property is within walking distance of Denver's premier business, entertainment, and hospitality destinations, including the Colorado Convention Center, Union Station, the 16th Street corridor, Ball Arena, Larimer Square, numerous hotels, restaurants, retail destinations, and regional transit.

Whether you're an architecture or engineering practice seeking a sophisticated headquarters, a wellness or aesthetics provider looking to create an exceptional client experience, or a professional services firm ready to elevate its brand, 1350 Lawrence Street offers a distinctive opportunity to establish your presence in the center of Denver's business district.

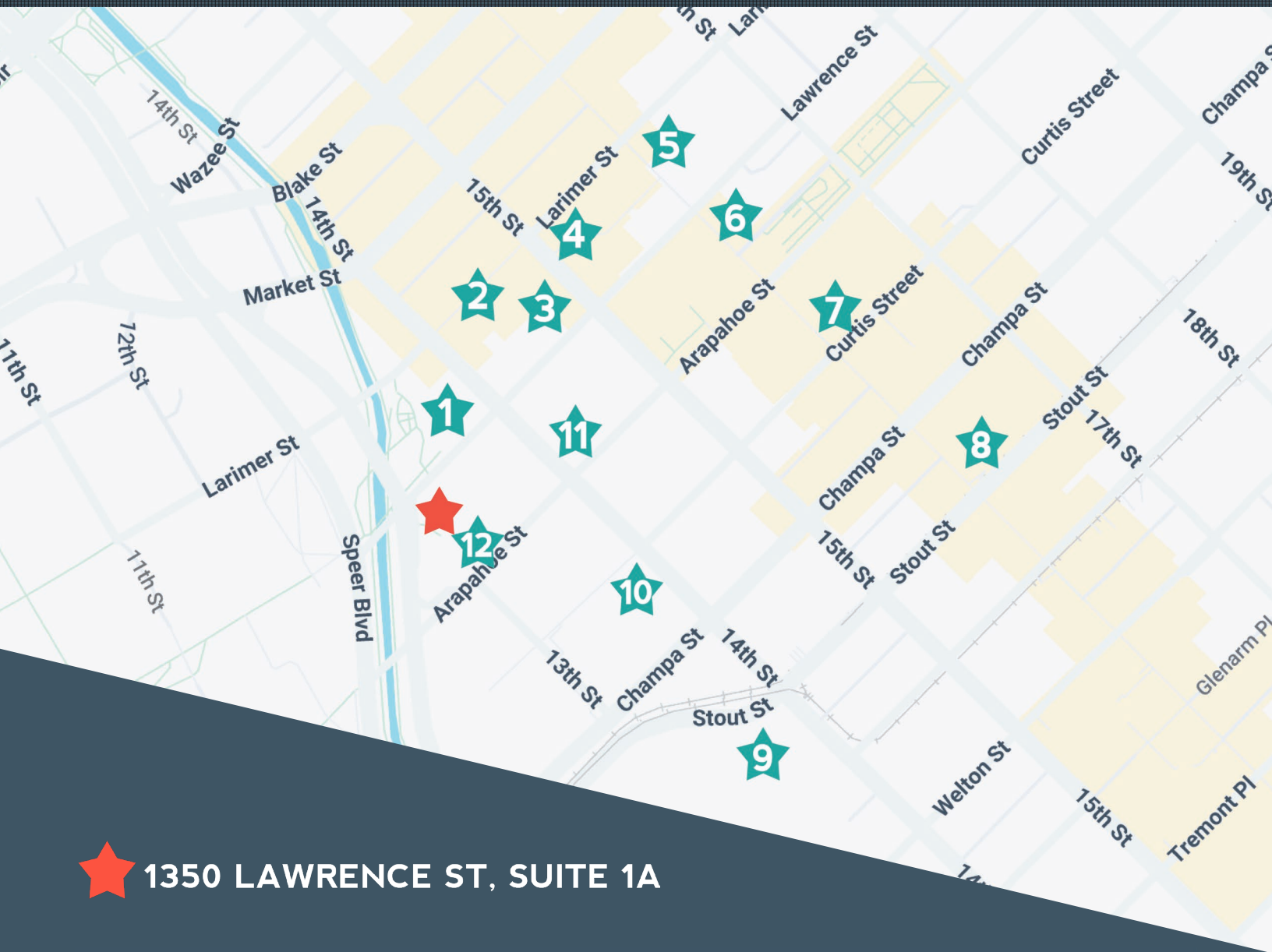
OFFERING SUMMARY

PRICE	\$695,000.00
CONDO SIZE	3,112 SQ FT
BUILDING SIZE	105,291 SQ FT
GARAGE PARKING	3 SECURED COVERED PARKING SPACES
YEAR BUILT/RENOVATED	1981/2017
MUNICIPALITY	CITY & COUNTY OF DENVER
ZONING	D-TD
OWNER'S ASSOCIATION	\$2,603.00
PROPERTY TAXES	\$13,464.00



1350 LAWRENCE STREET, SUITE 1A | DENVER, CO 80205

CBD (CENTRAL BUSINESS DISTRICT)



★ 1350 LAWRENCE ST, SUITE 1A

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|---------------------------------|--------------------------|--|
| 1 University of Colorado Denver | 2 Larimer Square | 3 Comedy Works |
| 4 Writer's Square | 5 Tabor Center | 6 The Westin Denver |
| 7 Skyline Park | 8 16th & Stout Lightrail | 9 Colorado Convention Center |
| 10 Ellie Caulkins Opera House | 11 Four Seasons Denver | 12 Denver Center for the Performing Arts |

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