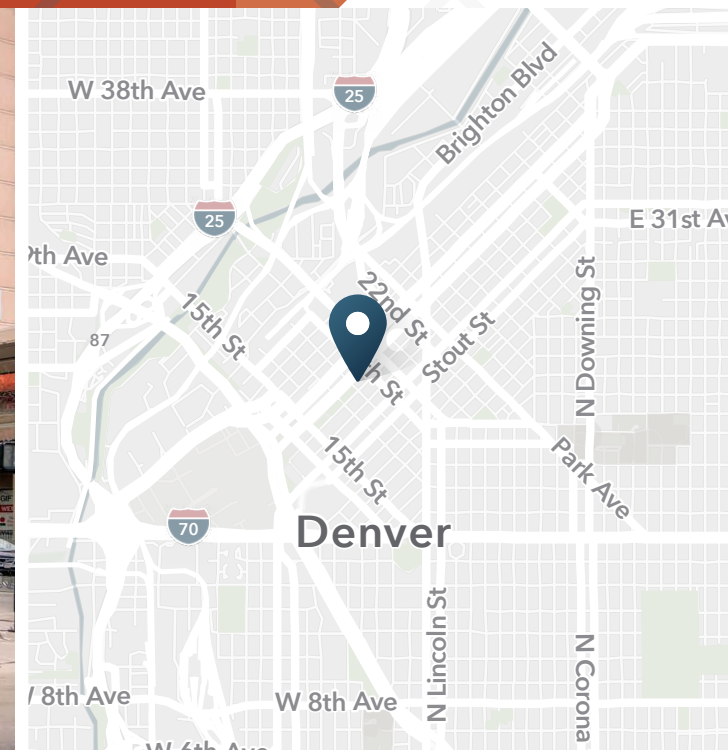


# 1875 Lawrence

SWC 19th & Lawrence | Denver, CO 80202



**FOR LEASE**



## AVAILABLE

2,003 SF

## GLA

194,541 SF

## CLASS B OFFICE

15 Floors

## FOR MORE INFO

Contact Broker

## ABOUT THE PROPERTY

- 2,003 SF restaurant infrastructure
- Excellent downtown street level location
- Captive clientele from office users and adjacent residential properties
- Walking distance to Coors Field, RTD Light Rail Stop Union Station and other downtown amenities
- Two 400 ft towers, 1-office & 1-residential, under development in close proximity to the property
- Restaurant infrastructure w/ 2-ADA restrooms
- Class A owner and property manager
- Ongoing building renovations include lobby, upgraded amenities, secure parking garage
- US Green Building: LEED Silver
- 24/7 on-site security

## DEMOGRAPHICS

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 43,100    | 241,324   | 489,967   |
| Daytime Population    | 108,758   | 336,295   | 375,887   |
| Avg. Household Income | \$120,888 | \$106,431 | \$107,674 |
| Estimated Households  | 27,194    | 123,379   | 224,879   |

Year: 2021 | Source: Esri

## TRAFFIC COUNTS

|                           |            |
|---------------------------|------------|
| Lawrence St: sw/o 20th St | 5,066 VPD  |
| 20th St: nw/o Lawrence St | 22,087 VPD |

Year: 2015, 2016 | Source: DRCOG







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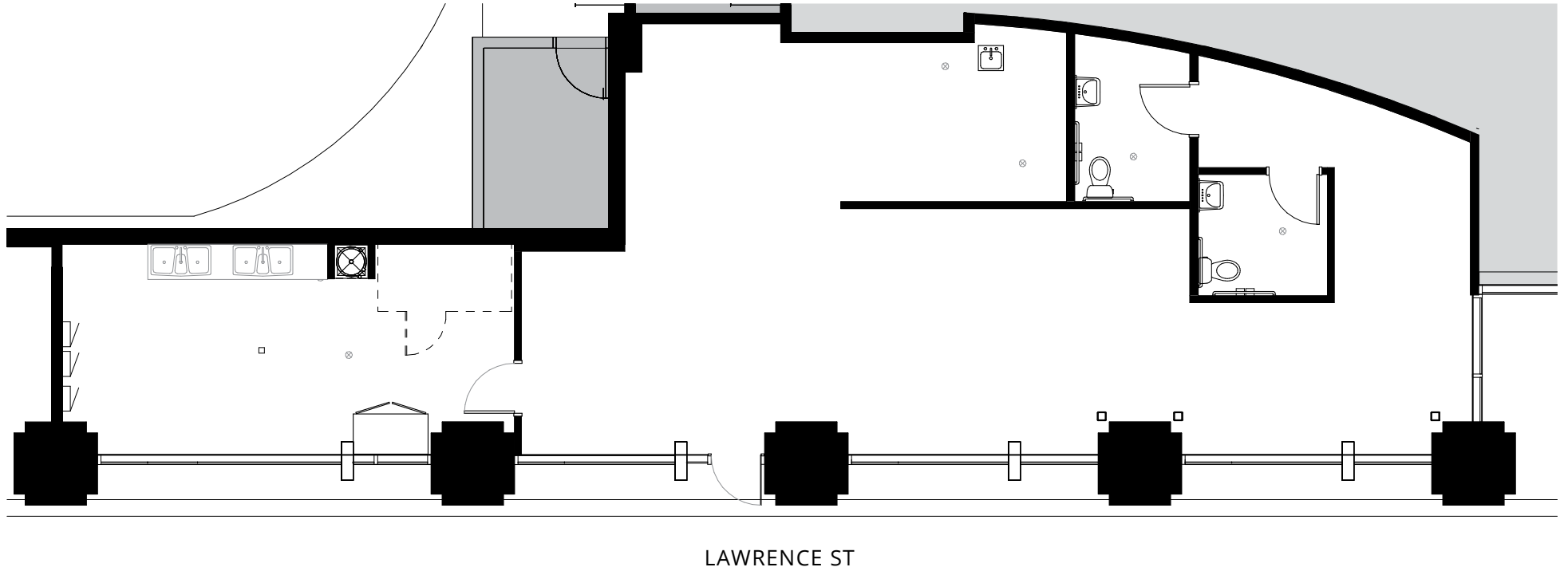
1875  
LAWRENCE



# 1875 Lawrence

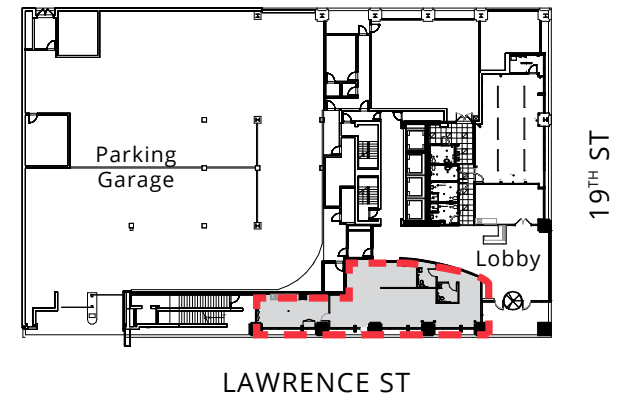
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## Key Plan

Not To Scale



1875  
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