

1900 WAZEE

DENVER, COLORADO



EXECUTIVE SUMMARY



A PREMIER HISTORIC INVESTMENT OPPORTUNITY IN DENVER'S LODO NEIGHBORHOOD

1900 WAZEE

DENVER, COLORADO



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THE OFFERING

1900 WAZEE STREET

Jones Lang LaSalle, Inc. ("JLL"), as exclusive agent to the seller, is pleased to present to investors Wazee Exchange located at 1900 Wazee (the "Property" or "Building"), a premier historic investment opportunity in Denver's coveted Lower Downtown ("LoDo") neighborhood. **1900 Wazee, originally constructed in 1885 and most recently renovated in 2022, offers 65,747 square feet ("SF") of refined brick and beam office space in the heart of the city's most dynamic and sought-after locations.** Situated adjacent to Dairy Block, McGregor Square, and Coors Field, 1900 Wazee embodies the live-work-play environment that defines LoDo's appeal.

The Property boasts strong fundamentals with a 4.4-year weighted average lease term ("WALT") and 69.3% occupancy, offering a compelling balance of cash flow and upside potential. The Building has consistently retained and expanded existing tenants and has attracted new companies which underscores the long-term demand for this unique offering. **The recent \$2.47M renovation has attractively preserved the Building's historical character while incorporating modern amenities, creating an office environment that resonates with a diverse tenant base seeking authentic, character-rich spaces.**



THE OFFERING

1900 WAZEE STREET

1900 Wazee, located in LoDo, Downtown Denver's most in-demand and supply constrained submarket, represents a secure investment with lasting value. **The Property's exceptional walkability and immediate proximity to Dairy Block, McGregor Square, and Coors Field create an unmatched tenant experience, defined by convenient access to dynamic amenities.**

Metro Denver combines a \$300+ billion regional economy with above-average wages, supported by strong venture capital activity, advanced-industry growth, and a resilient late-stage tech ecosystem—providing a solid foundation for continued demand. The city's ability to attract out-of-state workers, combined with Colorado's highly educated workforce, ensures a deep talent pool for potential tenants, further solidifying 1900 Wazee's position as a premier office destination.

This offering presents investors with a rare opportunity to acquire a historically significant, well-positioned asset in one of Denver's most desirable submarkets. **With its blend of historical charm, modern amenities, and strategic location, 1900 Wazee stands to capitalize on the continued growth and vibrancy of Denver's LoDo district, offering both stable returns and significant potential for future appreciation.**

WAZEE EXCHANGE | 1900 WAZEE

Building Size:	65,747 SF 64,876 SF (BOMA)
Construction Type:	Brick and Beam
Parking:	12 surface spaces in fenced lot adjacent to Building
YoC Renovation:	1885 2021-2022 (\$2.47M Reno)
Stories:	4 (3 stories and an amenitized lower level)
Ceiling Heights:	15' to 18'
% Leased:	69.3%
WALT:	4.4 years



INVESTMENT HIGHLIGHTS



PRIME LOCATION IN DENVER'S THRIVING LODO:

1900 Wazee offers a premier investment opportunity in LoDo, Downtown Denver's best performing submarket.



UNPARALLELED ACCESS TO AMENITIES:

Situated adjacent to Dairy Block, McGregor Square, and Coors Field, the Property provides tenants with immediate access to a vibrant mixed-use environment.



PROVEN OCCUPANCY HISTORY:

With an impressive average occupancy rate of 88% since 2010, 1900 Wazee has demonstrated its sustained desirability in the market.



RECENTLY UPGRADED ASSET:

A comprehensive \$2.47M renovation completed in 2022 has further enhanced the appeal of 1900 Wazee's distinctive brick and beam construction.



LONG-TERM TENANCY PROVIDES STABILITY:

A substantial 54% of the RBA is leased to tenants with a tenure exceeding 10 years. Their consistent renewal and expansion at 1900 Wazee highlight the Property's appeal and contribute to stable, long-term cash flow.



HIGH DEMAND FOR LODO LOCATION:

Over 50% of active tenants in the market prefer LoDo, representing nearly 1MSF of LoDo-specific demand, ensuring sustained interest in 1900 Wazee.

SURROUNDED BY DENVER'S PREMIER ENTERTAINMENT & LIFESTYLE HUBS

1900 Wazee isn't just an office building, it's a gateway to the best of Denver. Immediately adjacent to the innovative Dairy Block, the energetic McGregor Square, and the iconic Coors Field, 1900 Wazee offers tenants unparalleled access to a diverse array of retail, dining, entertainment, and hospitality options. This creates a highly desirable and convenient work environment that enhances employee satisfaction, fosters a vibrant company culture, and ultimately attracts and retains tenants.



OFFICE BUILDINGS ADJACENT TO MIXED-USE DEVELOPMENTS OUTPERFORM

Office buildings located next to mixed-use developments in Downtown Denver are 92% leased on average, far outperforming the broader office market. 1900 Wazee's irreplaceable location—adjacent to both the Dairy Block and McGregor Square, two of LoDo's premier mixed-use destinations—uniquely positions it to capture increasing tenant demand, maintain strong occupancy, and support sustained rental rate growth.

Additionally, 1900 Wazee offers highly sought-after, unique tenant signage opportunities along 19th Street, further enhancing visibility and brand presence for tenants in this vibrant, walkable neighborhood.

Upside at 1900 Wazee is further enhanced by the unique ability to offer exclusive parking for Colorado Rockies baseball game attendees, thanks to the Building's immediate proximity to Coors Field.

1900 WAZEE NEEDS TO LEASE JUST 13,600 ADDITIONAL SQUARE FEET TO ACHIEVE 90% OCCUPANCY, HIGHLIGHTING A CLEAR PATH TO STABILIZATION.



1900 WAZEE: MODERNIZED HISTORIC CHARM

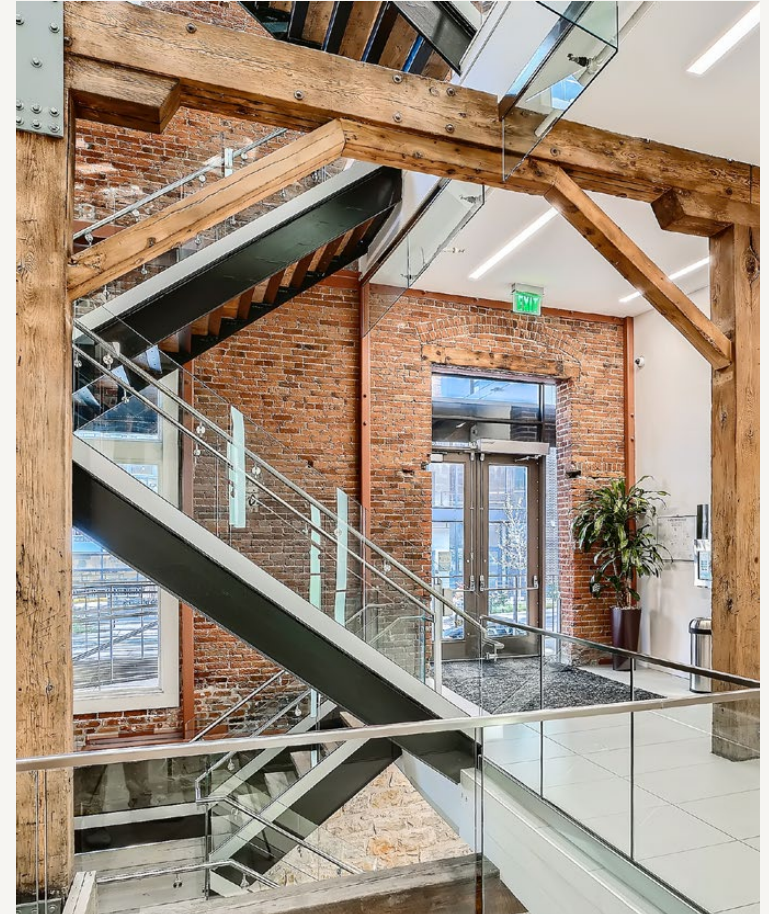
Originally built in 1885, 1900 Wazee seamlessly blends historic character with modern upgrades. **A recent \$2.47 million renovation has revitalized both the exterior and interior, positioning the Building to capitalize on increasing tenant demand in LoDo.** Directly across from the popular Dairy Block and McGregor Square mixed-use developments, 1900 Wazee offers tenants a prime location with unparalleled access to amenities and entertainment.

These recent renovations enhance 1900 Wazee's appeal to tenants seeking a unique and modern workspace in a vibrant LoDo location, providing a compelling investment opportunity.



COMPLETELY TRANSFORMED LOBBY:

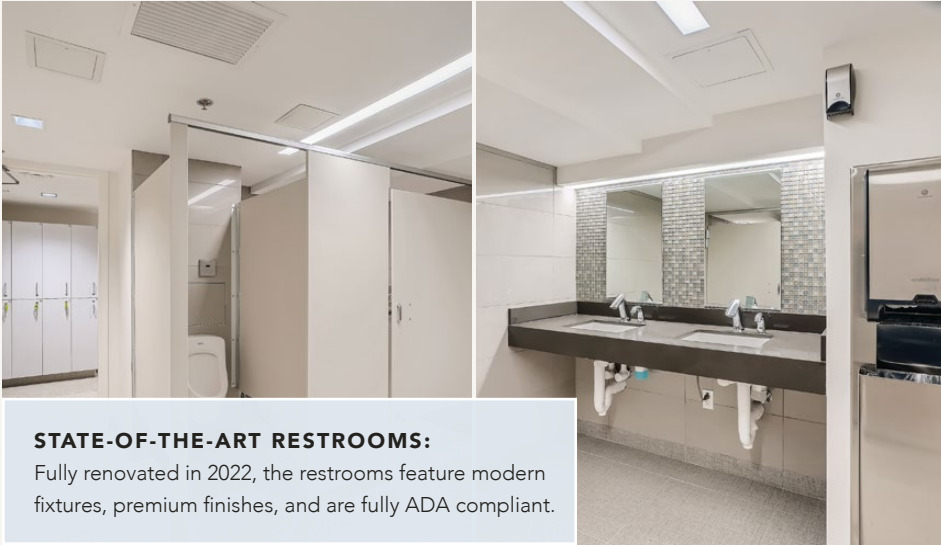
The three-story open lobby has been reimagined with new flooring, wall finishes, contemporary lighting, and a redesigned ceiling, creating a striking and welcoming entrance.



PRESERVED HISTORIC DETAILS:

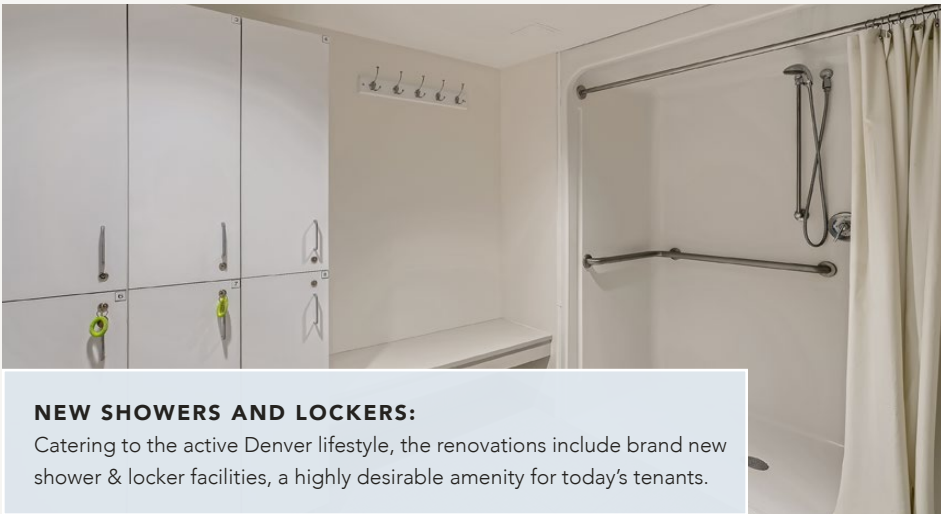
The renovated stairway features original wood timbers, complementing the Building's signature brick and beam construction and preserving its unique architectural heritage.

1900 WAZEE: MODERNIZED HISTORIC CHARM



STATE-OF-THE-ART RESTROOMS:

Fully renovated in 2022, the restrooms feature modern fixtures, premium finishes, and are fully ADA compliant.



NEW SHOWERS AND LOCKERS:

Catering to the active Denver lifestyle, the renovations include brand new shower & locker facilities, a highly desirable amenity for today's tenants.

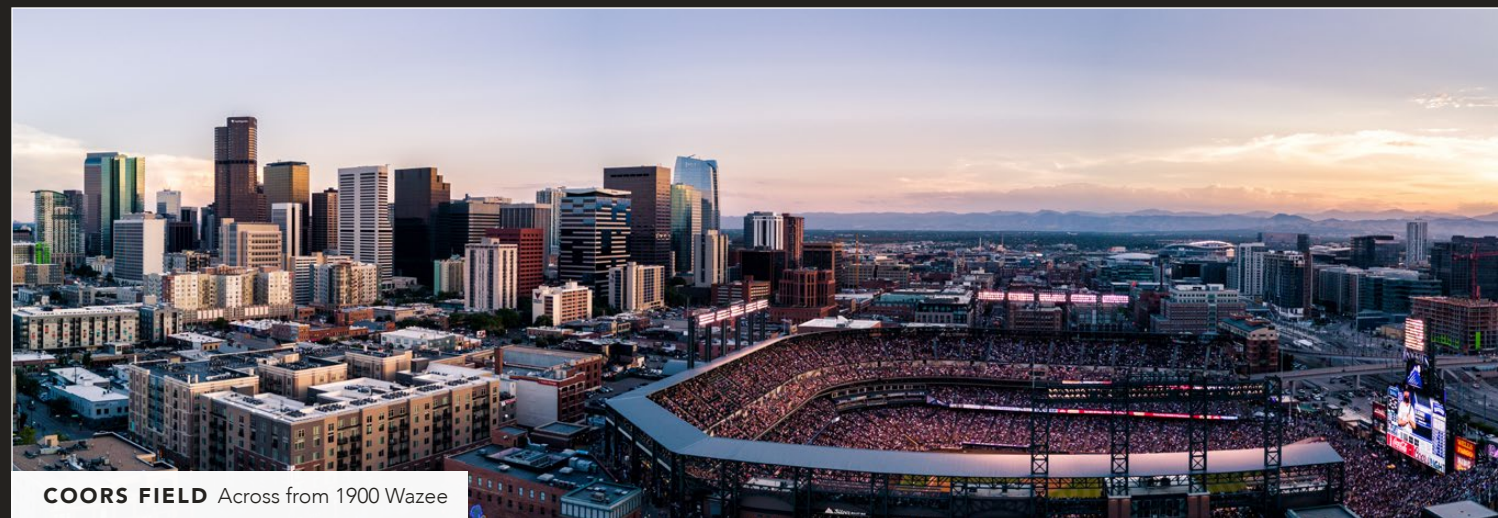


TENANT-FOCUSED AMENITIES:

A private, tenant-exclusive courtyard offers an outdoor retreat, with potential to enhance the space through upgraded landscaping and seating. Additional value can be created by converting lower-level vacancy into high-demand amenities such as bike storage and a tenant lounge.

LODO'S UPWARD VALUE TRAJECTORY

LoDo is the most supply constrained submarket in Downtown Denver, and in most areas has strict height and design restrictions governing development. The scarcity of product has fostered an increase in the development of boutique residential and hotel projects, thus enhancing the mixed-use dynamics of LoDo and creating a highly desirable place to live, work, visit, and invest in. These factors help to bolster LoDo's enduring value and drive rents and sales prices to some of the highest levels throughout the State of Colorado.



ALL OF LODO AVAILABLE FROM THE FRONT DOOR

At 1900 Wazee, tenants enjoy an incredible day-in-the-life with endless access to amenities. Additionally, the transit and vehicular access make for a seamless commute throughout the Metro.



1900 WAZEE
DENVER, COLORADO

McGregor Square
THE RALLY HOTEL
STARBUCKS
TOM'S
Union Station
WHOLE FOODS
TAVERNETTA
TUPELO HONEY

Denver Union Station
MERCANTILE
Snooze
Chirshly & Lion
ORIGINAL
La Loma
MILEPOST
RODIZIO GRILL
JINYA
FOGO DE CHÃO
WYNKOOP

Denver Union Station
MERCANTILE
Snooze
Chirshly & Lion
ago K-BBQ & SUSHI PRONTO
CRAWFORD HOTEL
hopdoddy

Dairy Block
Milk Market
The Haven
KACHINA
BRUTØ

LODO
Cholon
ILLEGAL PETES

ARCTERYX
DENVER CENTRAL MARKET
Death & Co

XIV
Pony Up

OLIVE & FINCH COLLECTIVE
VCRAZN
NOLA JANE
CHIPOTLE

Walsh's TAVERN

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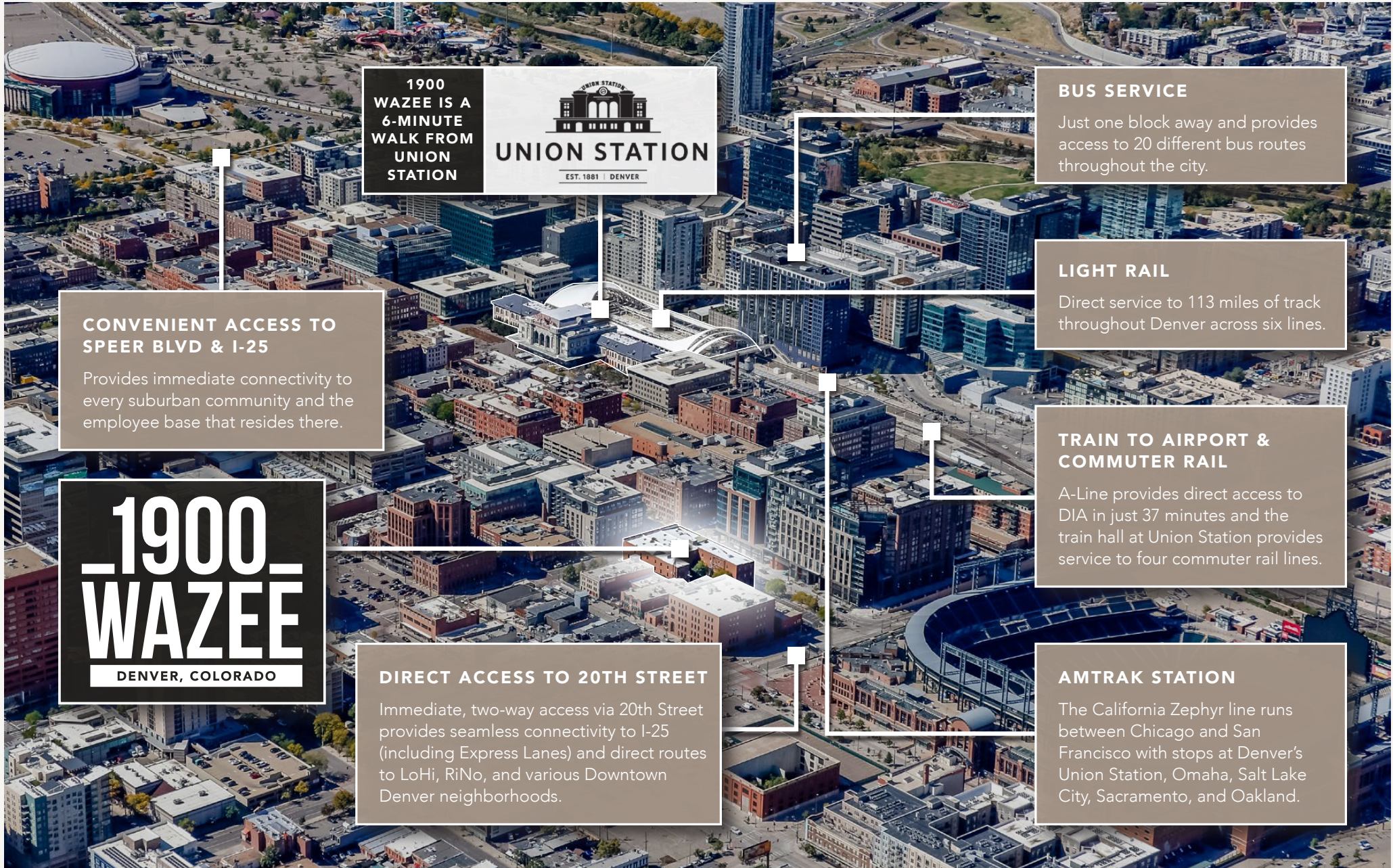
Market Station
Danner
AETHER
THULE
WATER GRILL
TOPO DESIGNS
Scarpaletto

Larimer Square
FLOJA
THE CAPITAL GUESTHOUSE
Black Lapel
OCEAN PRIME
TAMAYO
cotopaxi

STK STEAKHOUSE

Rhein Haus

INFILL LOCATION WITH UNPARALLELED ACCESS TO TRANSIT



1900 WAZEE IS A 6-MINUTE WALK FROM UNION STATION



UNION STATION
EST. 1881 | DENVER

BUS SERVICE
Just one block away and provides access to 20 different bus routes throughout the city.

CONVENIENT ACCESS TO SPEER BLVD & I-25
Provides immediate connectivity to every suburban community and the employee base that resides there.

LIGHT RAIL
Direct service to 113 miles of track throughout Denver across six lines.

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TRAIN TO AIRPORT & COMMUTER RAIL
A-Line provides direct access to DIA in just 37 minutes and the train hall at Union Station provides service to four commuter rail lines.

DIRECT ACCESS TO 20TH STREET
Immediate, two-way access via 20th Street provides seamless connectivity to I-25 (including Express Lanes) and direct routes to LoHi, RiNo, and various Downtown Denver neighborhoods.

AMTRAK STATION
The California Zephyr line runs between Chicago and San Francisco with stops at Denver's Union Station, Omaha, Salt Lake City, Sacramento, and Oakland.

LODO'S LIVE - WORK - PLAY ENVIRONMENT

1900 Wazee is located in a highly coveted, urban node with incredible access to all things Denver, including the Metro's best live-work-play environment that caters to young professionals and affluent executives alike.

PROPERTY	TOTAL UNITS
1 The Pullman	167
2 The Confluence	287
3 AMLI Riverfront Green	304
4 The Fitzgerald	282
5 Jasper Towers	508
6 Griffis Platform Union Station	287
7 Sentral Union Station	579
8 Cadence at Union Station	219
9 AMLI Riverfront Park	242
10 Griffis LoDo	285
11 Alara Union Station	314
12 The Manhattan Tower	254
13 Manhattan Lofts	134
14 Residences at Market Station	225
15 1880 Little Raven	161
16 Griffis North Union	400
17 The Station at Riverfront Park	273
18 City House	281
19 Mercer Union Station	198
Total	5,400

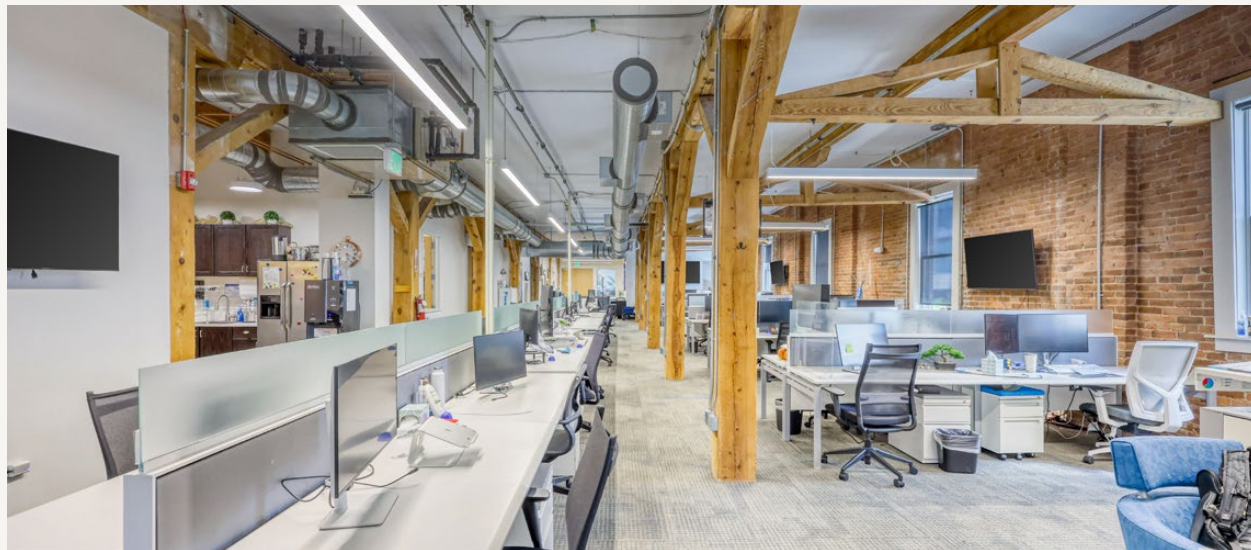
1900 WAZEE IS IN WALKING DISTANCE TO:

5,400
MULTIFAMILY UNITS

4,120
UNITS DELIVERED IN LAST 10 YRS

The population of LoDo has more than doubled in the past decade as it remains the top destination for residential living in Downtown Denver. 1900 Wazee's location allows tenants to leverage the walkability of beautifully constructed apartments with vibrant urban amenities.





1900 WAZEE

DENVER, COLORADO

A PREMIER INVESTMENT OPPORTUNITY

1900 Wazee offers investors a rare opportunity to acquire the best-located and most recently renovated brick and beam office asset in LoDo. The comprehensive renovation, completed in 2022, preserved its historic character while delivering top-tier modern finishes. With only 13,600 square feet needed to achieve 90% occupancy and buildings adjacent to mixed-use developments in Downtown Denver averaging 92% leased, 1900 Wazee is ideally positioned to capture strong tenant demand and outsized returns in Denver's most dynamic and sought-after submarket.



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