1875 LAWRENCE ST

DENVER, CO

1875 LAWRENCE

EXECUTIVE SUMMARY

JLL

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THE OFFERING

Jones Lang LaSalle, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 1875 Lawrence (the "Property", "Asset", or "Building"), a **202,046-square-foot ("SF"), 15-story office tower situated adjacent to LoDo in Downtown Denver's West CBD.**

Completed in 1982 and renovated in 2014 with additional improvements since then, the Building offers one of the CBD's most connected locations. The Property is currently 62% leased with a 2.2-year WALT, and is anchored by a diverse, multi-sector roster of professional service, education, engineering, healthcare, and finance tenants, providing new ownership with a diversified in-place rent roll.

1875 Lawrence's ±13,500 SF floorplates align directly with the core of Denver tenant demand, enabling mid-sized users to secure a full-floor presence while achieving the branding, identity, and exclusivity typically associated with a headquarters environment. That same floorplate size also supports move-in ready spec suites for smaller tenants, giving new ownership flexibility to capture demand across the full spectrum of the CBD's active requirements. **Available top-of-building signage further distinguishes the Asset within the submarket.**

A defined lease-up runway adds a second dimension of upside: new ownership will gain a contiguous, full-floor block at a basis well below neighboring towers and replacement cost, supported by recent leasing velocity and strengthening fundamentals in the West CBD specifically. **Together, an attractive basis, right-sized floors, available signage, and a repeatable leasing strategy present an exceptional value-add opportunity in one of the CBD's most connected locations.**

PROPERTY OVERVIEW

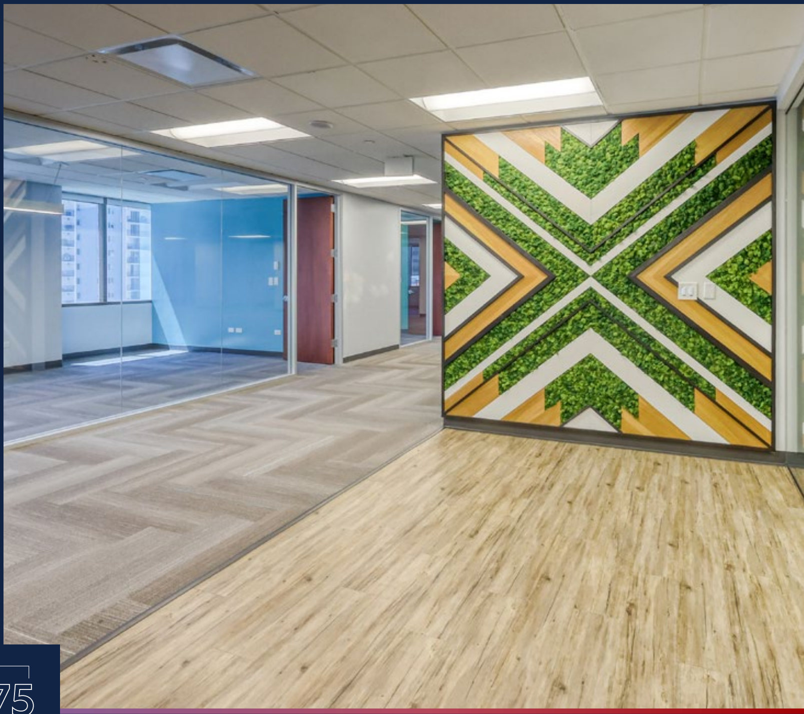
1875 Lawrence Street | Denver, CO 80202	
Net Rentable Area	202,046 SF
Percent Leased	62.1%*
WALT	2.2 Years
Stories	15
Year of Construction | Renovation	1982 | 2014
Parking	1.0 : 1,000 SF
Average Floor Plate	±13,500 SF

**28.7% Leased following Ardent Mills vacate on 11/30/2027*

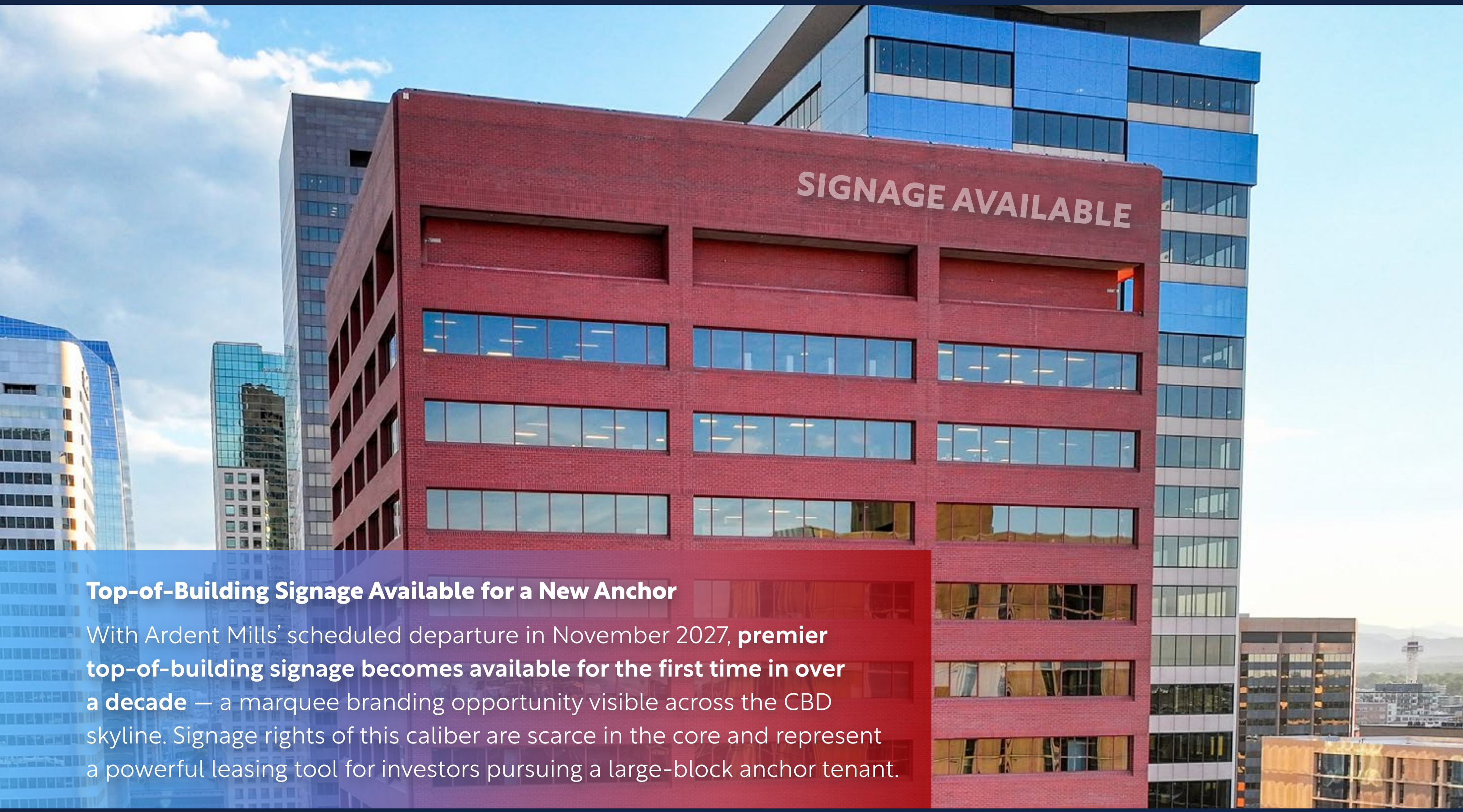
INVESTMENT HIGHLIGHTS

Right-Sized Floors for the Depth of Denver Demand

1875 Lawrence offers a competitive advantage rarely found in the CBD: **a tenant requiring ±13,500 SF** (equivalent to ±15,000 RSF in a traditional multi-tenant building) **can occupy an entire floor** with dedicated elevator identity, prominent branding opportunities, and a true full-floor presence, at a fraction of the commitment a full floor requires in a large-format tower. With **68% of active downtown tenant requirements below 15,000 SF**, the Building is strategically positioned to serve the deepest segment of market demand, **providing mid-sized tenants with the visibility and prestige typically reserved for much larger occupiers.**

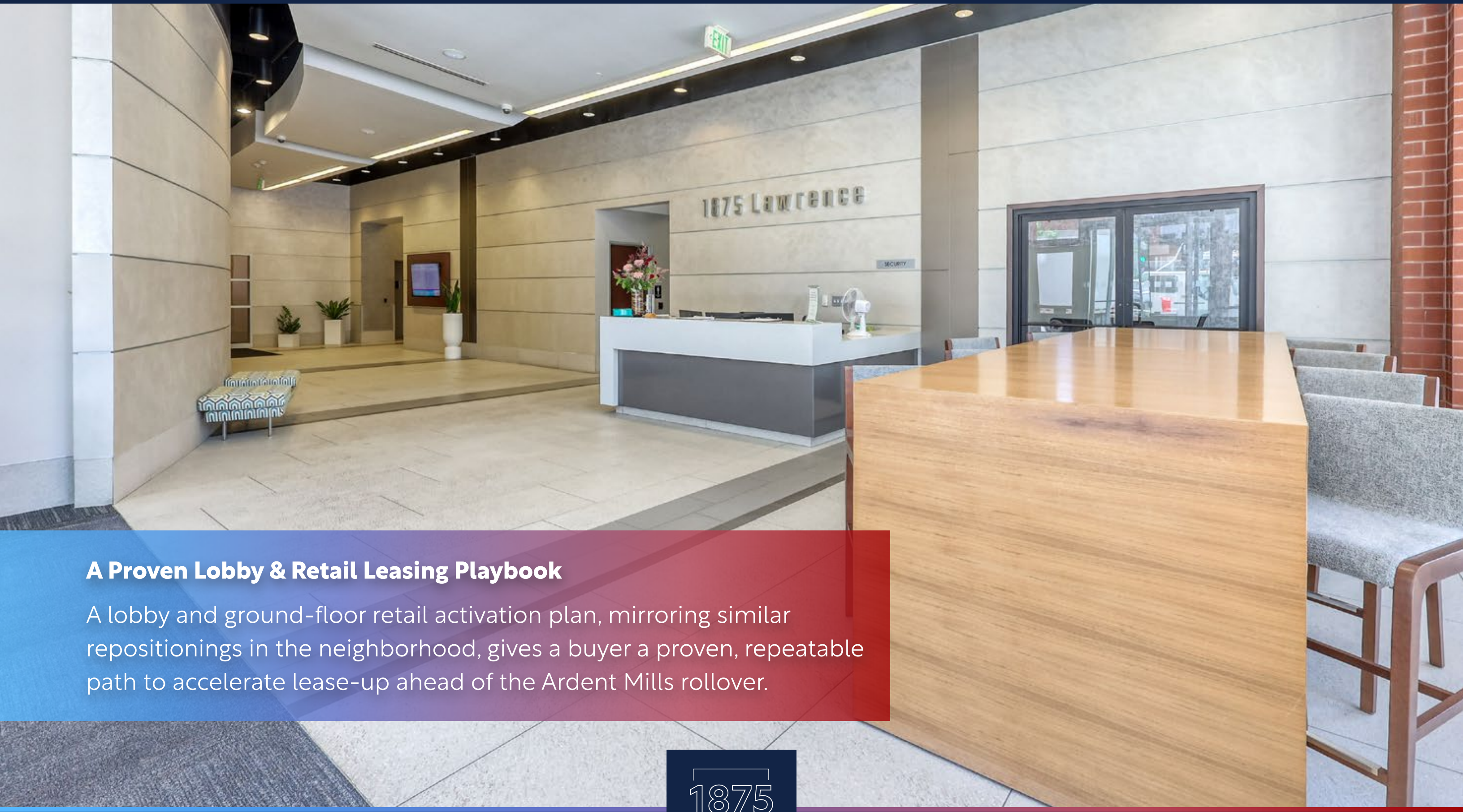


INVESTMENT HIGHLIGHTS



Top-of-Building Signage Available for a New Anchor

With Ardent Mills' scheduled departure in November 2027, **premier top-of-building signage becomes available for the first time in over a decade** — a marquee branding opportunity visible across the CBD skyline. Signage rights of this caliber are scarce in the core and represent a powerful leasing tool for investors pursuing a large-block anchor tenant.



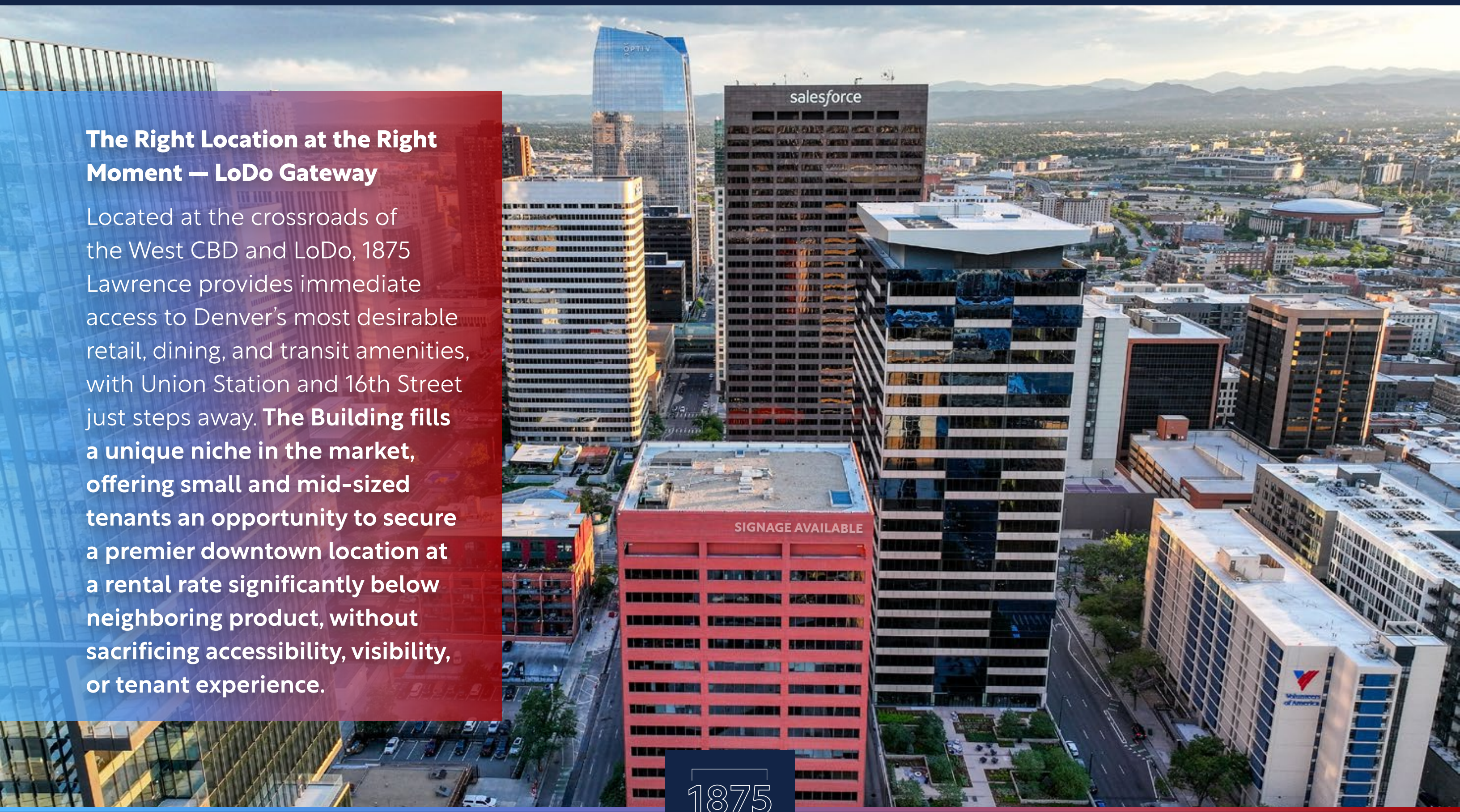
A Proven Lobby & Retail Leasing Playbook

A lobby and ground-floor retail activation plan, mirroring similar repositionings in the neighborhood, gives a buyer a proven, repeatable path to accelerate lease-up ahead of the Ardent Mills rollover.

INVESTMENT HIGHLIGHTS

A Compelling Cost Advantage for Tenants

At an in-place average of $39.65 PSF (FSG) — **approximately 20% below the West CBD average** of $49.64 PSF (FSG) — 1875 Lawrence offers tenants premium downtown space at a meaningful discount to competing product. That pricing gap is the Property's leasing engine, allowing a buyer to offer a compelling value proposition relative to competing towers, win price-sensitive tenants, and build occupancy without sacrificing asset quality. This built-in affordability is a durable leasing advantage, positioning a buyer to quickly capture and retain tenants.



The Right Location at the Right Moment — LoDo Gateway

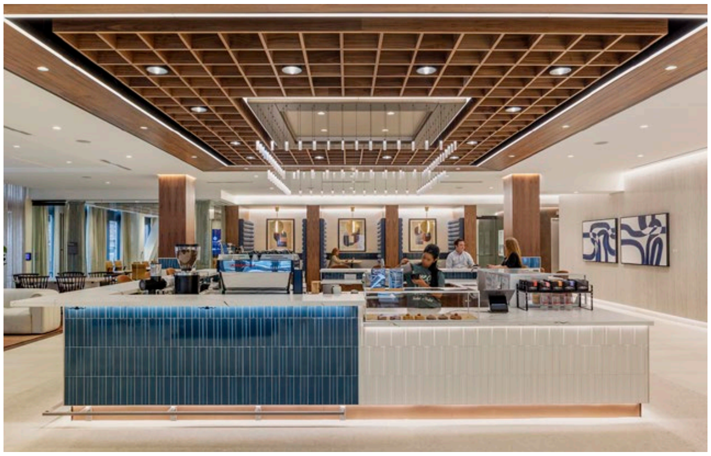
Located at the crossroads of the West CBD and LoDo, 1875 Lawrence provides immediate access to Denver's most desirable retail, dining, and transit amenities, with Union Station and 16th Street just steps away. **The Building fills a unique niche in the market, offering small and mid-sized tenants an opportunity to secure a premier downtown location at a rental rate significantly below neighboring product, without sacrificing accessibility, visibility, or tenant experience.**

A PROVEN PLAYBOOK FOR LEASING ACCELERATION

LOBBY ACTIVATION & GROUND-FLOOR RETAIL INTEGRATION

1875 Lawrence offers a highly actionable value-creation opportunity through the repositioning of its underutilized lobby and activation of the ground-floor retail space. **Recent transformations at neighboring properties such as 1899 Wynkoop and 1675 Larimer illustrate the powerful role that hospitality-driven lobby environments and vibrant retail offerings can play in enhancing tenant appeal, accelerating lease-up, and driving occupancy growth.**

Incorporating a coffee shop into the lobby would elevate the tenant experience and activate a highly visible common area. The strategy has been successfully executed at nearby properties, where similar enhancements have contributed to stronger leasing outcomes.



1899 WYNKOOP

Lobby Renovation & Queen City Coffee Opening | Feb. 2025

- Post renovation, average quarterly leasing activity increased approximately 278%, or roughly 3.8x the prior pace.
- In Q2 2026, the same quarter that anchor tenant Comcast vacated the building, 1899 Wynkoop recorded its strongest leasing quarter since 2019, leasing approximately 40% of the space available at the start of the quarter.
- Occupancy has already begun recovering following the departure of Comcast, increasing by approximately 49% on a relative basis quarter-over-quarter in Q3 2026.

1675 LARIMER

Lobby Renovation & Queen City Coffee Opening | Aug. 2024

- Occupancy has increased 23% since the renovation and incorporation of Queen City into the lobby.
- Since the improvements were completed, cumulative leasing activity has reduced then-existing vacancy by approximately 61%.
- Post-renovation, average quarterly leasing activity accelerated by approximately 39%.

WHY THIS MATTERS FOR 1875 LAWRENCE

A lobby and retail activation completed ahead of Ardent Mills' move-out positions 1875 Lawrence to enter the rollover period from a position of leasing strength.

The 1899 Wynkoop data demonstrates that a lobby and retail activation strategy builds sustained leasing velocity strong enough to backfill a large anchor departure quickly, evidenced by 62% of the Comcast footprint being absorbed within a single quarter. Combined with the sustained occupancy gains at 1675 Larimer, **these two case studies provide compelling evidence that renovating the 1875 Lawrence lobby and integrating the vacant ground-floor retail space will drive leasing momentum through the upcoming rollover period.**

THE OPPORTUNITY

A PROVEN STRATEGY FOR ASSET DIFFERENTIATION

Unlike many value-add strategies that require significant capital investment or lengthy execution, the activation of 1875 Lawrence's lobby and ground-floor retail space represents a targeted initiative with the potential to meaningfully elevate the property's perception ahead of upcoming lease rollover. The opportunity allows ownership to leverage a proven market trend while creating a more distinctive office experience.

BEFORE

AFTER *AI Generated Image*

THE OPPORTUNITY

LOBBY ACTIVATION & GROUND-FLOOR RETAIL INTEGRATION

The scale and configuration of the existing lobby provide a compelling foundation for repositioning. A thoughtfully designed F&B concept and hospitality-oriented seating environment would activate currently underutilized square footage, creating a more engaging and modern experience for tenants and visitors from the moment they enter the Building.

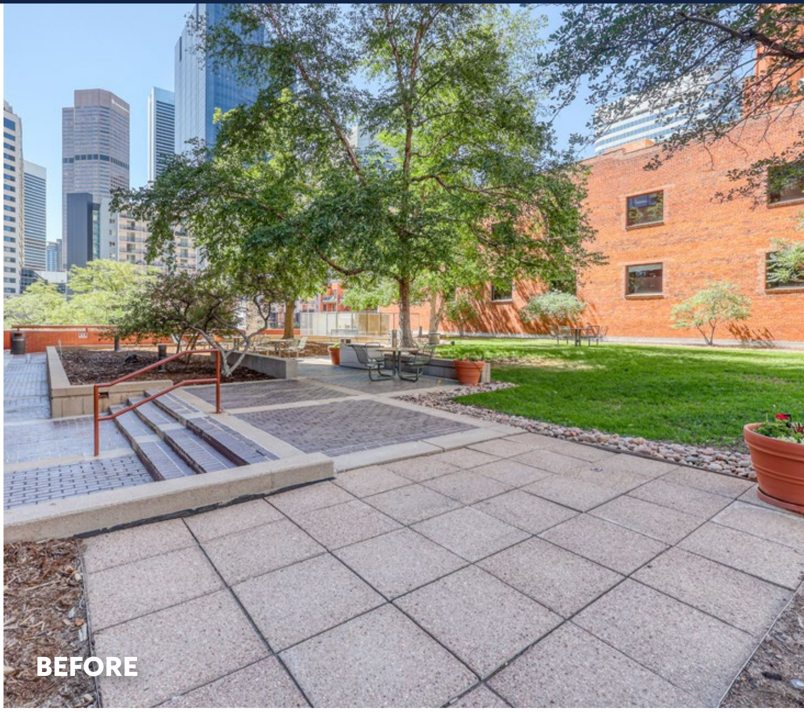
BEFORE

AFTER *AI Generated Image*

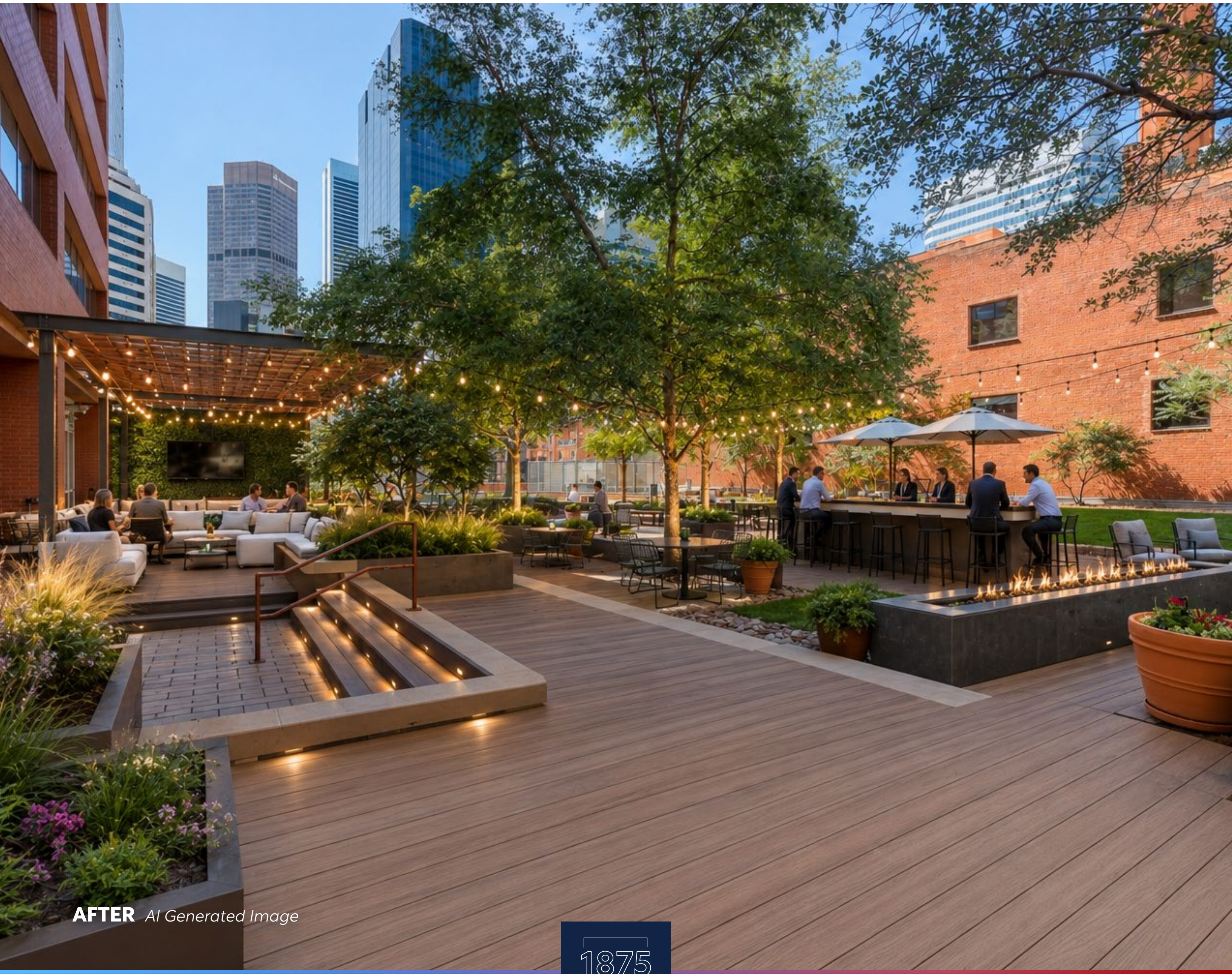
2ND-FLOOR OUTDOOR TERRACE

AMENITY REPOSITIONING

The Building's 10,785 SF second-floor Garden Plaza — a landscaped deck on the roof of the parking garage — provides an immediate amenity opportunity following Ardent Mills' departure. **Reimagined as a modern tenant terrace with lounge seating, shade structures, greenery, and gathering space — this space becomes a differentiated outdoor amenity, highly sought-after in the West CBD, providing a compelling leasing feature for a repositioned asset.**



BEFORE



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THE RIGHT-SIZED FLOOR FOR DENVER'S TYPICAL TENANT

At approximately 13,500 square feet, the floorplates at 1875 Lawrence are scaled precisely to the depth of tenant demand in downtown Denver. The opportunity to occupy a full floor at this size is rare in the market, where most Class A and B buildings offer floorplates of 20,000 to 30,000 SF or larger, leaving a tenant to either lease more space than it needs or accept a partial floor with limited elevator lobby exposure and diminished branding. At 1875 Lawrence, the floorplate itself is the differentiator.

EFFICIENT FULL-FLOOR OPPORTUNITY FOR LARGER TENANTS

With 13,500 RSF floorplates and a highly efficient load factor, 1875 Lawrence enables tenants to **achieve the same usable square footage that would typically require approximately 15,000 RSF on a typical multi-tenant floor.** By minimizing common area loss, **tenants can occupy a full floor at 1875 Lawrence while leasing significantly less rentable area,** creating meaningful occupancy cost efficiencies and providing the branding, privacy, and operational benefits associated with a dedicated full-floor presence.

AN EFFICIENT FOOTPRINT THAT SPLITS WITHOUT COMPROMISE

The efficient, square-like floorplate also divides cleanly for smaller requirements without sacrificing corner window lines or elevator-lobby identity — **an advantage a deeper, more rectangular 20,000+ SF floor cannot match at a comparable rent.**

THE OPPORTUNITY AHEAD

The upcoming backfill of Ardent Mills' floors represents a rare chance to deliver top-of-building presence in downtown Denver — **full floors offering exterior building signage, unobstructed skyline views, and a dedicated top-floor identity that few assets can match.** Paired with **ongoing spec suite leasing**, 1875 Lawrence is positioned to capture both **tenants seeking a statement headquarters and tenants seeking right-sized, move-in-ready space.**

On the doorstep of LoDo and directly in the path of downtown Denver's next phase of development, amenitization, and growth, 1875 Lawrence offers long-term value not only to both types of tenants, but to a new owner and future investors positioned to benefit from that trajectory.

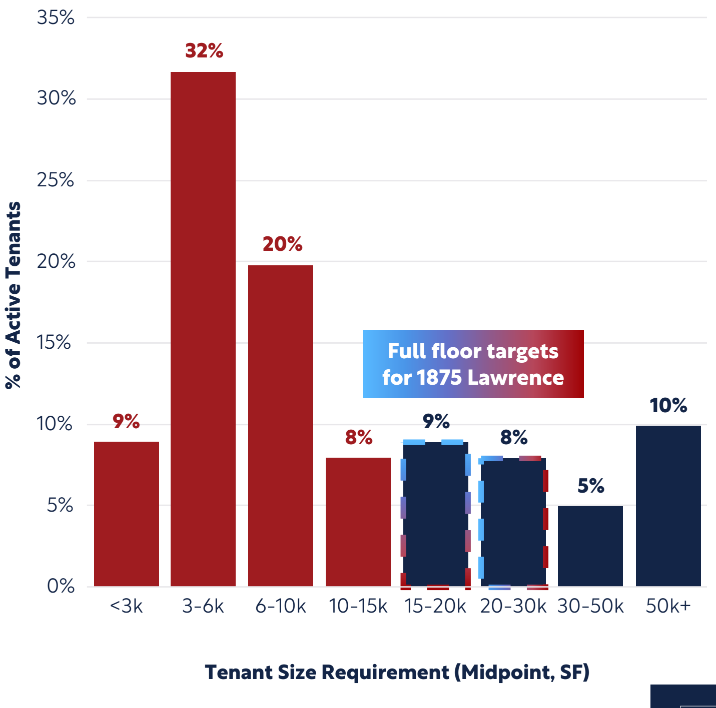
ACTIVE TENANT DEMAND REINFORCES THE OPPORTUNITY

- **69%** of the 101 tenants currently active in downtown Denver require 15,000 SF or less — full-floor or spec suite targets for 1875 Lawrence.
- **17%** of active tenants are seeking 15,000–30,000 SF, ideally sized for a full floor or multiple contiguous floors at 1875 Lawrence.

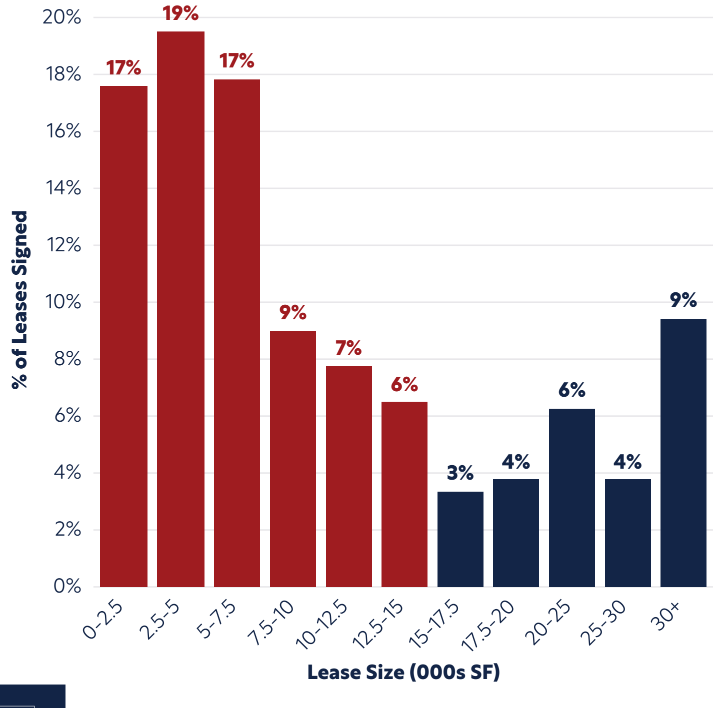
HISTORICAL LEASING CONFIRMS THE SWEET SPOT

- Of **500 leases signed** in downtown Denver since January 2024, the median transaction size was **6,906 square feet**, and **75%** of all leases signed were 15,000 SF or smaller, proving the historical depth of tenant demand for both spec suites and full floors at 1875 Lawrence.

ACTIVE DOWNTOWN DENVER TENANT REQUIREMENTS BY SIZE



DOWNTOWN DENVER LEASE SIZES SIGNED SINCE JANUARY 2024



BIFURCATING THE MARKET

Set	Property	RBA	Year Built | Reno	Occupancy %	Available Space	$/sf Rent (NNN)	Parking Ratio	Owner	Recently Reno Lobby	Activated w/ Food	Outdoor Space	Window Line	Conference	Fitness	Views	Spec Suites
LODO COMP SET	**McGregor Square**	208,335	2021	97%	6,408	$34-$35 NNN	0.78	Colorado Rockies	√ (2021 construct.)	√	√	√	x	√	–	**1 spec suite (sublease)**
LODO COMP SET	**Dairy Block**	235,002	2017	97%	6,160	$36 NNN	3.00	Grand American Inc.	√ (2017 construct.)	√	√	√	√	√	x	**None**
LODO COMP SET	**1601 Wewatta St**	299,127	2015	96%	11,217	$40 NNN	1.34	Morgan Stanley Services Group Inc.	√ (2015 construct.)	–	– (not common)	√	√	√	–	**1 spec suite**
LODO COMP SET	**1900 16th Street**	406,458	2009 | 2021	82%	73,162	$42 NNN	1.86	BGO	√	√	– (not common)	–	√	–	√	**None**
LODO COMP SET	**Union Tower West**	112,651	2018	99%	29,862	$39 NNN	2.00	Beacon (Bellco)	√ (2018 construct.)	–	x	√	x	√	√	**None**
LODO COMP SET	**Triangle Building**	229,887	2015	79%	48,676	$39 NNN	0.98	Union / Metzler	√ (2015 construct.)	√	x	–	√	√	x	**1 spec suite (2nd Gen)**
LODO COMP SET	**1899 Wynkoop St**	178,845	2000 | 2025	42%	104,000	$39-$40 NNN	1.87	Barings	√	√	– (not common)	–	√	√	x	**None**
LODO COMP SET	**16 Market Square**	207,243	2001 | 2025	79%	44,318	$35 NNN	1.00	Lincoln Property Company	√	√	–	x	√	√	x	**None**
LODO COMP SET	**16 Chestnut**	433,920	2018	81%	83,408	$38 NNN	1.14	Invesco	–	x	x	√	x	√	√	**None**
LODO COMP SET	**LoDo Towers**	420,586	1981 | 2014	74%	111,303	$30-$32 NNN	3.00	CIM	–	–	x	x	√	√	–	**7 spec suites Under construction**
LODO COMP SET	**1400 Wewatta St**	297,449	2008	91%	25,359	$36.75 NNN	1.33	Crestone Partners	–	–	–	–	x	√	x	**None**
LODO COMP SET	**1401 Wynkoop St**	114,201	2008	87%	15,305	$36.25 NNN	1.52	Crestone Partners	–	x	–	–	x	x	x	**1 spec suite (2nd Gen)**
LODO COMP SET	**1515 Wynkoop**	306,791	2008	88%	36,178	$40 NNN	1.50	Invesco	–	√	– (not common)	–	x	–	x	**None**
LODO COMP SET	**1595 Wynkoop**	409,752	2006	86%	55,361	$39 NNN	1.00	Saban	–	–	– (not common)	–	x	x	x	**1 spec suite (2nd Gen)**
LODO COMP SET	**South Wing**	111,464	2014	10%	91,856	$40 NNN	0.98	Manova	√ (2014 construct.)	√	x	–	x	x	x	**None**
LODO COMP SET	**Millennium Financial Center**	138,900	2000 | 2026	75% (ROFR on office availability)	35,019	$35 NNN	1.20	LaSalle Investment Management	√ (2026)	x	x	x	x	x	x	**None**
LODO COMP SET	**18th Street Atrium**	128,221	1964	0%	128,221	$38 NNN	1.70	Stoltz	–	x	x	x	x	x	x	**None**
LODO COMP SET	**16M**	147,402	2013	64%	53,057	$36-$38 NNN	1.49	LaSalle Investment Management	–	√	–	x	x	–	x	**3 spec suites (2nd Gen)**
WEST CBD COMP SET	**1875 Lawrence**	**202,046**	**1982 | 2014**	**62% → 29%**	**143,410**	**$20-$21 NNN**	**1.00**	**TBD**	x (proposed)	x (proposed)	x (pending AM)	√	√	√	√	**2 spec suites (Existing) 3 Proposed**
WEST CBD COMP SET	**1125 17th Street**	496,049	1980 | 2024	88%	61,532	$35-$37.50 NNN	1.00	Hines / Goldman								**1 spec suite 1 proposed**
WEST CBD COMP SET	**1900 Lawrence**	711,815	2024	50% (leases underway)	355,908	$40-$44 NNN	1.00	Riverside	√ (2024 construct.)	x (planned)	√	√	√	√	√	**2 spec suites**
WEST CBD COMP SET	**1144 15th St**	672,000	2018	100%	0	$43 NNN	1.30	Hines	√ (2018 construct.)	–	√	√	√	√	√	**None**
WEST CBD COMP SET	**1800 Larimer**	537,109	2010 | 2024	39%	357,227	$33-$38 NNN	0.81	Blackstone	√	√	√	√	√	√	√	**None**
WEST CBD COMP SET	**1401 Lawrence**	309,987	2016	74%	80,658	$41 NNN	1.18	PGIM	√ (2016 construct.)	–	– (not common)	√	√	√	√	**None**
WEST CBD COMP SET	**Park Central**	598,942	1973 | 2020	44%	338,684	$28-$29 NNN	1.17	Crescent	√	x	x	√	√	√	–	**Several full floors 2nd gen**
WEST CBD COMP SET	**Tabor Center**	808,337	1984 | 2000	84%	130,951	$34-$36 NNN	1.00	Beacon	√	–	x	–	√	– (3rd party)	√	**3 spec suites**
WEST CBD COMP SET	**Granite Tower**	593,527	1983 | 2021	87%	79,533	$36-$41 NNN	1.00	CP Group / Related	√	–	x	–	√	√	√	**3 furnished spec suites**
WEST CBD COMP SET	**1001 17th St**	659,074	1980 | 2022	72%	184,541	$26 NNN	1.00	Franklin Street Properties	–	x	√	–	√	√	√	**None**
WEST CBD COMP SET	**Seventeenth Street Plaza**	709,402	1982 | TBD	67%	237,585	$39-$40 NNN	1.03	LoneStar	√ (under construct.)	–	√	–	√ (under construct.)	√ (under construct.)	√	**None**
WEST CBD COMP SET	**US Bank Tower**	531,608	1974 | 2025	85%	79,741	$26-$29 NNN	1.42	Samsung / Hines	–	–	x	√	√	√	–	**4 spec suites**
WEST CBD COMP SET	**Denver Place**	930,020	1985	52%	446,410	$23 NNN	1.00	CP Group / Time Equities	–	–	–	x	√	√	–	**15+ spec suites (2nd Gen)**
MIDTOWN	**Block 162**	596,295	2021	91%	45,255	$40-$42 NNN	1.78	Patrinely / Affinius	√ (2021 construct.)	√ (2026)	√	√	√	√	√	**None**
MIDTOWN	**City Center**	1,266,945	1960 | 2024	43%	718,720	$20-$24 NNN	1.00	Kenmore	√	√	√	–	–	–	√	**5 spec suites (2nd Gen)**
MIDTOWN	**Republic Plaza**	1,337,504	1982 | 2016	65%	468,126	$23-$27 NNN	1.00	Brookfield / MetLife	–	√	x	–	√	√	√	**None**
MIDTOWN	**1801 California**	1,503,275	1982 | 2013	59%	616,343	$23-$28 NNN	1.00	Brookfield / DWS	–	√	x	–	–	–	√	**2 spec suites**

1875 LAWRENCE

A SPEC SUITE FRAMEWORK OPPORTUNITY

A disciplined spec-suite program is the single most proven lever for accelerating lease-up in downtown Denver today. Across the West CBD and LoDo, the buildings winning tenants are those delivering move-in-ready, professionally designed suites — and 1875 Lawrence is uniquely positioned to execute this strategy at scale, with right-sized floorplates and a large inventory of buildout-ready vacancy in place.

PROVEN AT 1875 LAWRENCE

The spec strategy is not theoretical, it's worked:

Suite 750 (Existing Spec Suite)

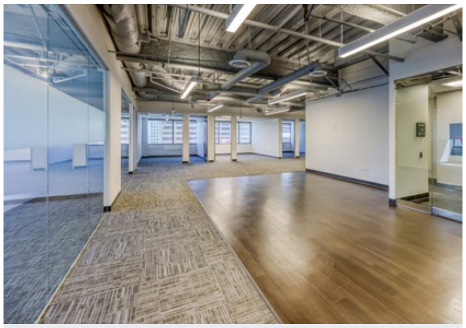
Suite 750 was built out as a Spec Suite for $56 PSF. That space is now leased to Wabash National who required only $7.50 of additional TI upon lease up.

✓ LEASED SPEC

Suite 810 (Existing Spec Suite)

Suite 810 was built out as a Spec Suite for $46 PSF. That space is now leased to Culinova — direct, on-site proof that well-executed spec product leases at 1875 Lawrence.

✓ LEASED SPEC



Suite 1150 (Existing Spec Suite)

A 6,766 SF spec has been built. This space now allows for a reduced TI package with minimal downtime.

◎ LEASING OPPORTUNITY

THE PROPOSED BUYER PROGRAM

A new buyer has the opportunity to immediately deliver a focused set of market-leading spec suites at an estimated cost of **$75–80 PSF**, strategically sized to the deepest part of tenant demand. Upon lease-up, each suite is assumed to receive an additional **$5 PSF in tenant improvement allowance**, keeping total landlord cost highly competitive while delivering the move-in-ready product tenants desire.

Proposed Spec Suite	Area	Spec Cost @ $80 PSF	Timing
Suite 850 (Floor 8)	5,196 SF	$80	Year 1
Suite 720 (Floor 7)	3,103 SF	$80	Year 1
Suite 540 (Floor 5)	2,957 SF	$75	Year 1
Total Proposed Spec Program	**11,256 SF**	**$885,695**	

SPEC SUITES ARE WINNING THE SUBMARKET

- **Tenants are choosing move-in-ready.** In a flight-to-quality, flight-to-ease market, professionally built spec suites consistently out-lease raw, as-is space — compressing downtime and commanding stronger economics.
- **Sized to the depth of demand.** The proposed suites (~3,000–5,000 SF) sit squarely in the size range that dominates active downtown requirements, where 1875 Lawrence's floorplates let a tenant lease smaller space without sacrificing identity or window line.
- **Proven across the submarket.** Recent leasing activity at nearby properties demonstrates that well-executed spec suites consistently outperform comparable vacant space, accelerating absorption and creating leasing momentum.

THE PATH OF LEASING VELOCITY & INVESTMENT

Capital and leasing momentum are moving toward LoDo and the West CBD, and 1875 Lawrence sits directly in that path. The submarket's best-performing buildings share a common playbook — spec suites and amenity/lobby reinvestment, resulting in an aggressive lease-up with the velocity to prove it.

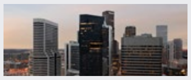
PROXIMITY TO LODO — THE DIRECTION OF DEMAND

Sitting at the confluence of LoDo and the West CBD, 1875 Lawrence is positioned in the path of downtown Denver's leasing demand, where capital investment is actively moving. Tenants are gravitating toward this location for its energy, amenities, and transit access, and 1875 Lawrence offers that adjacency at a fraction of trophy-tower rents.

VELOCITY & INVESTMENT

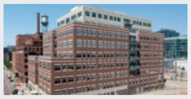
1125 17th Street: Since Q4 2023, 1125 17th has signed ~254,000 SF across 31 leases following a lobby renovation and the addition of new amenities. Of that leasing, 5 spec suites (~36,200 SF) averaging 5,000–7,000 SF were delivered and quickly leased. New-to-market tenants accounted for ~66,900 SF of the total leasing, with another ~108,100 SF drawn-in as relocations from other CBD buildings.

LoDo Towers (1331 & 1401 17th St): A compelling example of the spec-suite strategy at scale. Since Q4 2022, ownership has delivered and leased 14 spec suites totaling approximately 66,340 SF across the 420,586 SF campus. Importantly, the strategy also generated two full-floor lease commitments from tenants that first engaged through the turnkey spec-suite offering. Overall, the property has signed approximately 298,000 SF of leases, equal to 71% of the campus RBA, since Q4 2022.



Granite Tower: Following a lobby renovation, amenity update, and spec suite program, the building is on-track to be ±90% leased.

1225 17th Street: Acquired for $187/SF with an additional ~$40M ($56/SF) reported investment (before leasing costs), the all-in basis provides a compelling benchmark for the value creation achievable through strategic reinvestment, with the property now actively executing leases at $40/SF NNN.



1899 Wynkoop: Following a lobby and common-area renovation completed in early 2025, 1899 Wynkoop signed 9 deals totaling ~94,000 SF, of which 55,000 SF (~30% of the building) were brand-new leases.

Tabor Center: The 808,337 SF tower has averaged ~86% occupancy since 2023, never dipping below ~79% across 15 quarters, while quoted gross rents climbed from ~$39 to nearly $49 FSG over the same period. Tabor demonstrates that well-located West CBD product holds occupancy and pushes rents even in a bifurcated market.

THE SUBMARKET'S MOMENTUM VALIDATES THE EXACT BUSINESS PLAN UNDERWRITTEN HERE:

01
Buy at an attractive basis

02
Invest in spec suites and amenities

03
Lease into proven demand

1875 Lawrence offers a new buyer the same playbook the market is already rewarding — at a lower basis and with the right-sized floors that make spec suites most efficient.

A STRONGER, MORE VALUABLE NEIGHBORHOOD AT EXIT

Over the next five years, the area surrounding 1875 Lawrence will undergo a transformation that directly enhances a future buyer's exit. With Skyline Park delivering, CU activating Independence Plaza, major adjacent towers stabilizing, and new mixed use projects reshaping the neighborhood, the area surrounding 1875 Lawrence is becoming more vibrant, more tenanted, and more valuable.

STRONG TENANT MIX

MULTI-SECTOR TENANCY PROFILE

1875 Lawrence features **a highly diversified tenant roster that enhances income stability and positions the Property to perform resiliently across varying economic cycles.** The tenancy represents a stable mix of healthcare, professional education, national engineering, specialized legal services, and public financial management. **The Property benefits from tenant spaces that are deeply integrated into day-to-day operations**, including Denver College of Nursing's high-fidelity simulation laboratory. **The importance of these environments to tenant workflows supports renewal probability and provides an additional layer of income durability.**

KEY INVESTMENT TAKEAWAYS:

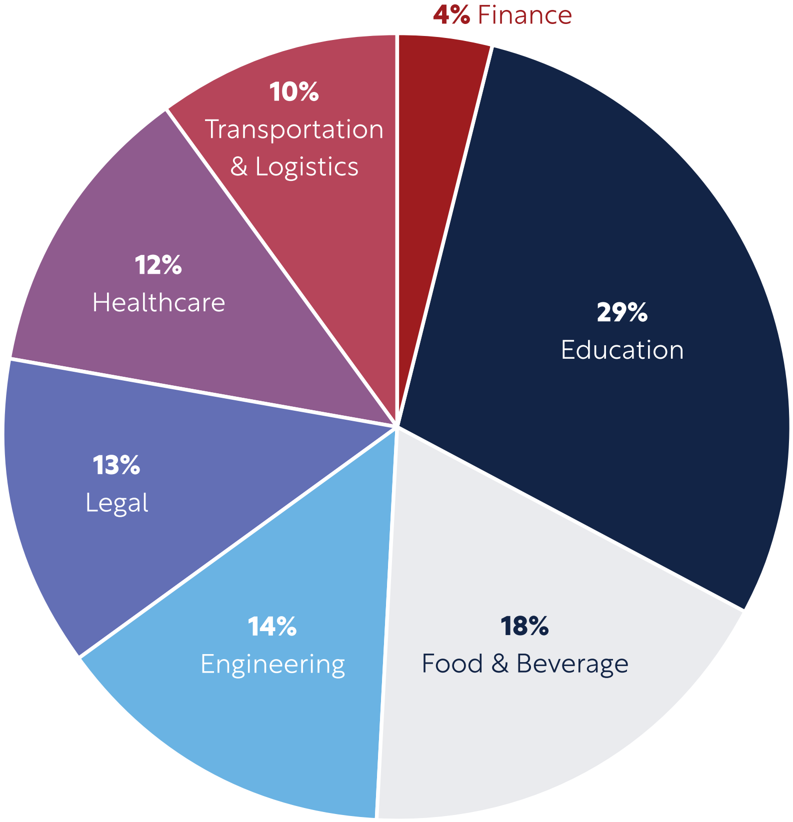
No Sector Dominance:
No single industry represents a majority of the occupied space, shielding a buyer from sector-specific headwinds.

Institutional and nationally significant credit:
The tenancy is tied to durable, well-capitalized organizations: CU Medicine (the Rocky Mountain region's largest academic physician group with ~4,000 providers), Lochner (an ENR Top-110 national engineering firm, now part of global infrastructure leader Egis), and Chandler Asset Management (an employee-owned fixed-income manager with ~$45.3B in AUM). These tenants represent established institutions, not local start-ups.

Prohibitive Moving Costs:
Multiple tenants (particularly the Denver College of Nursing and medical/tech users) rely on physical, high-cost specialized installations that strongly incentivize renewal at lease expiration.

Diverse Income Stream:
The blend of stable cash flows from long-term, high-quality tenants supports 4.0-years of WALT when excluding Ardent Mills. Providing the buyer with a reliable foundation to execute a near-term lease-up and value-add strategy.

1875 LAWRENCE — TENANT COMPOSITION BY SECTOR



Sector	Leased SF	% of Total	Representative Tenant	LXD
Education	13,497 SF	28.6%	Denver College of Nursing (Prof. Ed. Corp.)	3/31/2029
Food & Beverage	8,427 SF	17.9%	Culinova	6/30/2034
Engineering	6,651 SF	14.1%	HW Lochner	6/30/2030
Legal	6,009 SF	12.8%	Smith Jadin Johnson	9/30/2027
Healthcare	5,874 SF	12.5%	CU Medicine (University Physicians)	8/31/2036
Transportation & Logistics	4,599 SF	9.8%	Wabash National	12/31/2028
Finance	2,070 SF	4.4%	Chandler Asset Management	8/31/2027
Total	**47,127 SF**	**100.0%**		

By leased SF · Excludes Ardent Mills (departing 11/30/2027) · Includes Culinova (At Lease)

1875 LAWRENCE ST

DENVER, CO

1875 LAWRENCE

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