

1900 LAWRENCE

703,315 SF | DELIVERED

1900LAWRENCE.COM



THE FUTURE OF OFFICE

1900 LAWRENCE

HIT YOUR PEAK

Featuring a robust amenity offering, abundant outdoor space and natural light, advanced healthy building systems and cutting-edge technology, 1900 Lawrence establishes a new standard of office space.

Designed to meet these certifications:



1900LAWRENCE.COM



Building Details

703,315 RENTABLE SQUARE FEET

30 STORIES

29,000 - 31,000 RSF FLOORPLATES

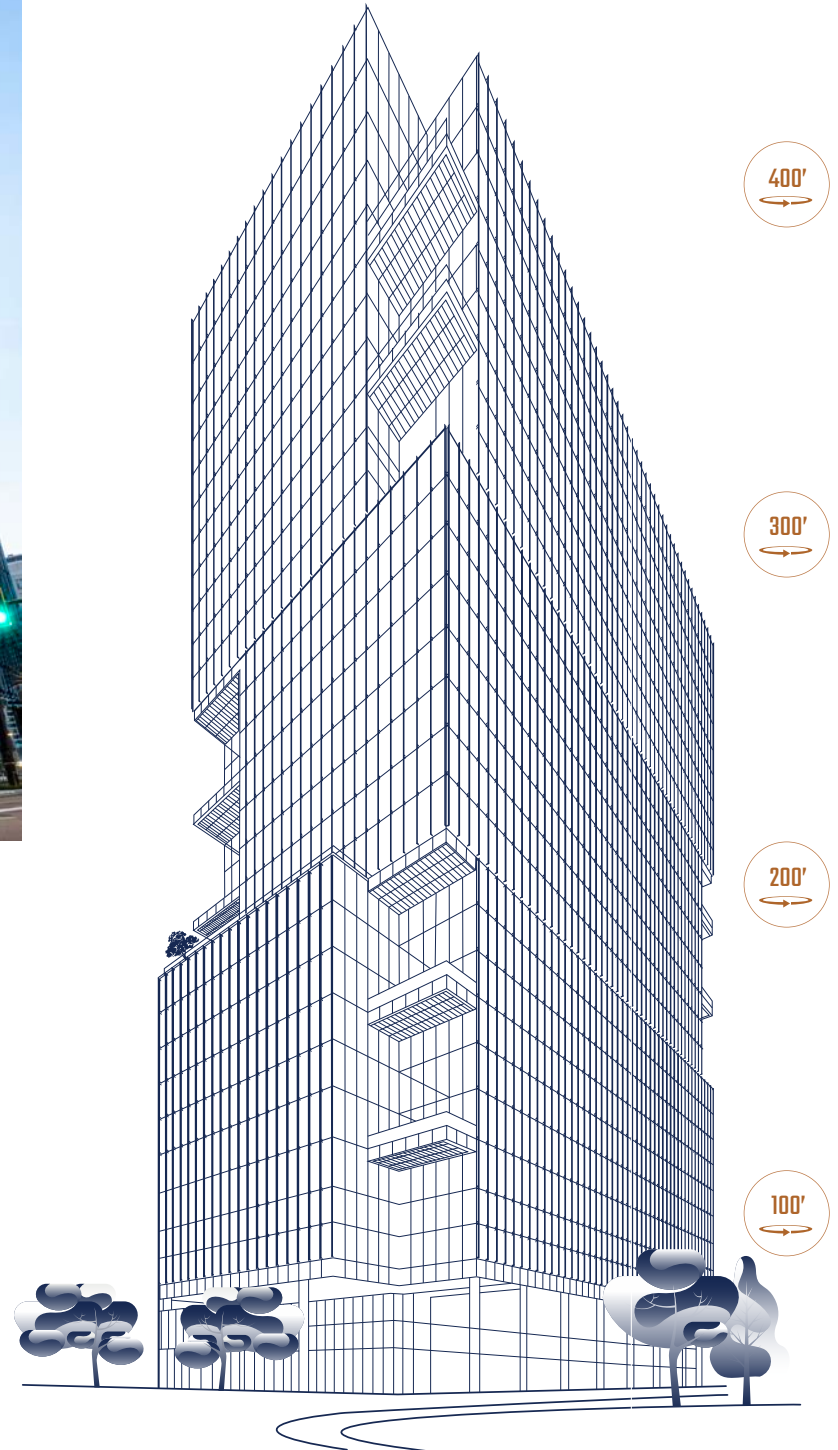
COLUMN - FREE CORNER OPPORTUNITIES

11 PRIVATE TERRACES

2 SHARED TERRACES

14-16' SLAB-TO-SLAB

10-12' FINISHED CEILING HEIGHT

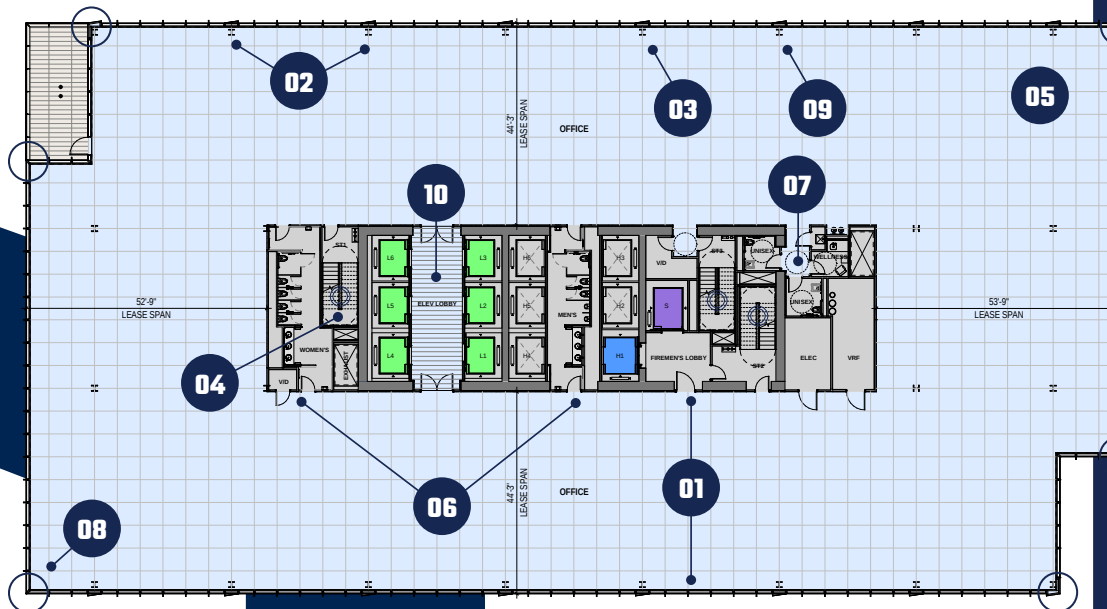


Ground level floorplan



Typical floorplan

- 01** 44' bay depth to core
- 02** 30' column bays
- 03** 5' planning modules
- 04** 3 stairwells per floor
- 05** Column-free corner opportunities
- 06** Dual-access "thru core" bathrooms
- 07** Two private bathrooms and a wellness room on each floor
- 08** Up to 6 corner opportunities per floor
- 09** 10' - 12' standard finish ceiling
- 10** Passenger elevators have direct access to Level 7 Amenity Floor and all parking levels



1900 LAWRENCE FLOORPLANS

Level 7 amenities

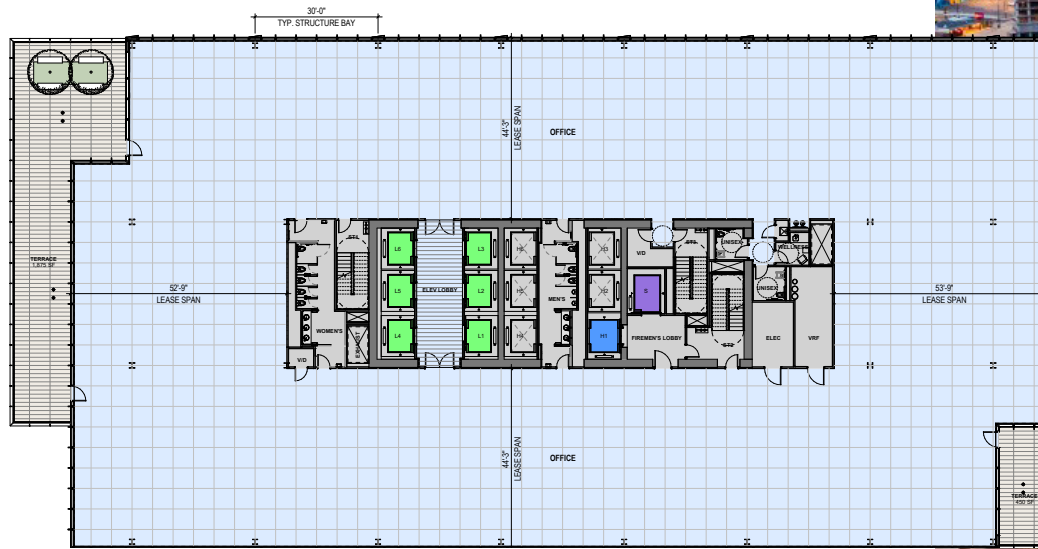
- 01** Lounge/pre-function area with direct access to outdoor terrace
- 02** Conference Center with a divisible main room and app-based reservation system available
- 03** Board Room with private dining and an app-based reservation system available
- 04** Outdoor Amenity Terrace
- 05** Golf Simulator
- 06** Low and high-rise elevators stop at fitness level
- 07** Direct access elevators from lobby
- 08** Fitness Center:
 - Spa-quality locker rooms with steam rooms
 - Personal training
 - Group exercise
 - Indoor/outdoor yoga and small group training



Level 14 Floorplan

31,814 RSF

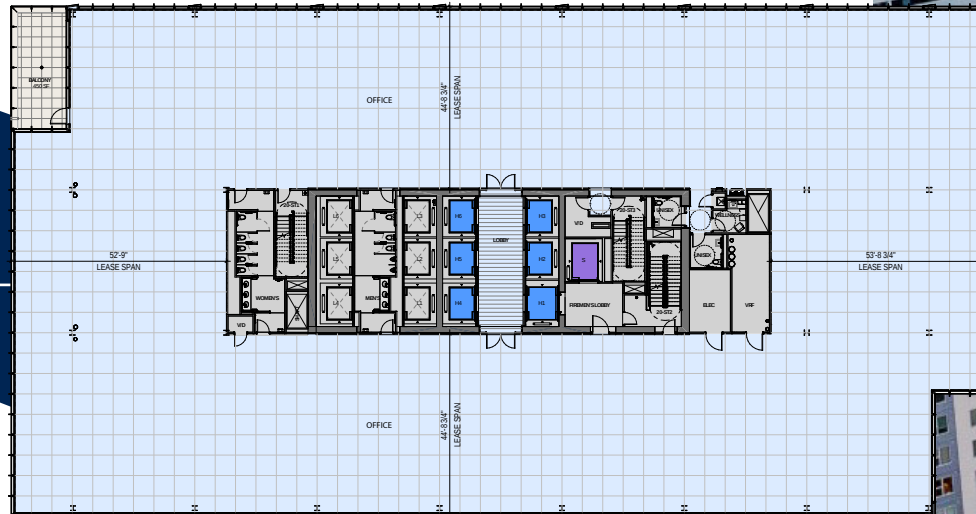
- 2,085 SF Terrace
- 13'-6" floor-to-floor
- 400 SF Terrace
- 10' finished ceiling



Level 20 Floorplan

29,777 RSF

- 400 SF Terrace
- 15'-8" floor-to-floor
- 12' finished ceiling





Floor 25 | Creative Office test fit

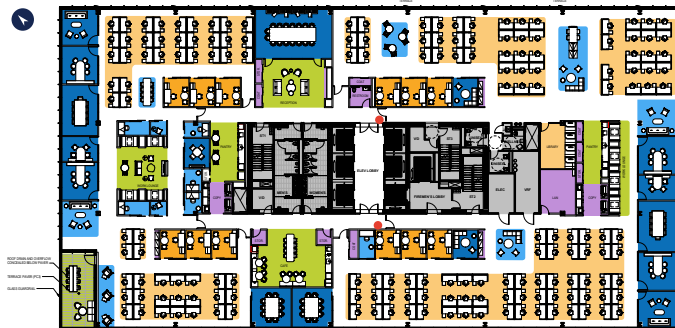
COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Rentable SF 30,936 SF
Useable SF 26,944 SF
Rentable SF/Useable SF Ratio 1.15

**RSF PER EMPLOYEE
(143 EMPLOYEES)**
216 RSF



Floor 25 | Financial Services test fit

COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Rentable SF 30,936 SF
Useable SF 26,944 SF
Rentable SF/Useable SF Ratio 1.15

**RSF PER EMPLOYEE
(180 EMPLOYEES)**
172 RSF

Floor 25 | Legal test fit

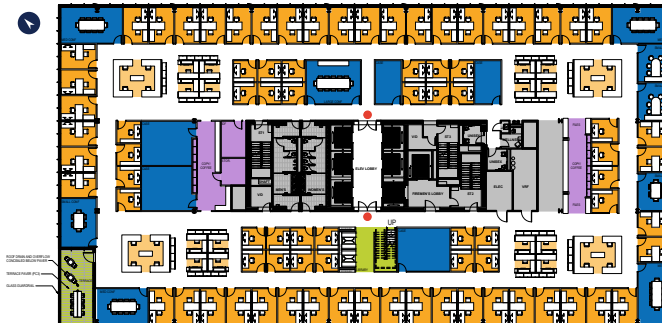
COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Rentable SF 30,936 SF
Useable SF 26,944 SF
Rentable SF/Useable SF Ratio 1.15

**RSF PER ATTORNEY
(96 EMPLOYEES)**
322 RSF



1900 LAWRENCE TEST FITS



Floor 10 | Wealth Management test fit

COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Rentable SF	31,821 SF
Useable SF	27,715 SF
Rentable SF/Useable SF Ratio	1.15

RSF PER EMPLOYEE
(183 EMPLOYEES) **174 RSF**



Floor 9 | Trading test fit

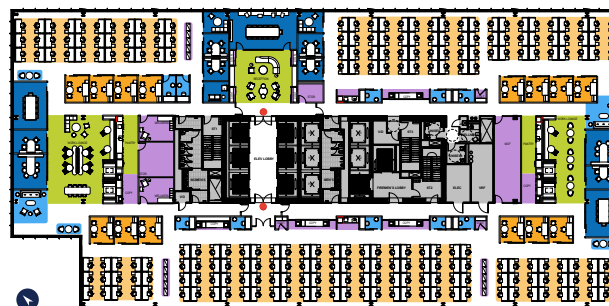
COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Office Rentable SF	31,827 SF
Useable SF	27,720 SF
Rentable SF/Useable SF Ratio	1.15

RSF PER EMPLOYEE
(208 EMPLOYEES) **153 RSF**



Floor 8 | Financial Services Option A test fit

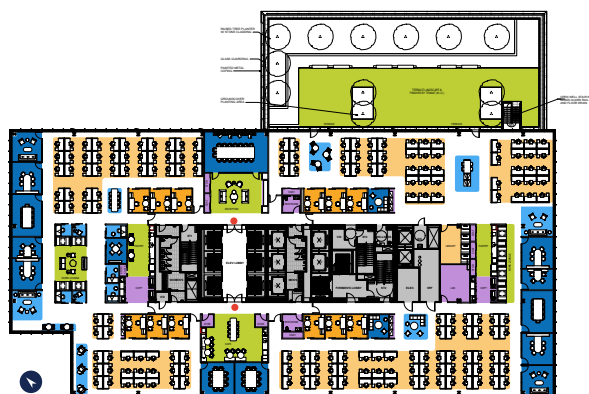
COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Office Rentable SF	31,612 SF
Terrace Rentable SF	8,082 SF
Total Rentable SF	39,694 SF
Useable SF	34,722 SF
Rentable SF/Useable SF Ratio	1.14

RSF PER EMPLOYEE
(190 EMPLOYEES) **209 RSF**



Floor 8 | Financial Services Option B test fit

COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- Building Core
- Entrance

METRICS

Office Rentable SF	31,612 SF
Terrace Rentable SF	8,082 SF
Total Rentable SF	39,694 SF
Useable SF	34,722 SF
Rentable SF/Useable SF Ratio	1.14

RSF PER EMPLOYEE
(156 EMPLOYEES) **254 RSF**





1900 LAWRENCE

Designed to establish a new standard for occupant wellness, utilizing cutting-edge technology to evaluate, regulate and enhance the indoor environment.

TECHNOLOGY, HEALTH & WELLNESS HIGHLIGHTS:



Designed to WELL
Platinum Certification



Hospital-grade
air and secondary
filtration



Floor-by-floor air supply
without recirculation from
other floors



Fresh air rates that
greatly exceed local
and national standards



No touch systems including
elevators and access control



Natural daylighting and
access to outdoors



11 private outdoor
terraces



Outdoor amenity terrace
and rooftop deck



PEAK PERFORMANCE FITNESS CENTER

CREATIVE INNOVATIVE COMMUNITY

The Neighborhood



96
Walk Score



3.9M
Office



48
Total
Estimated
Investment*



95
Bike Score



3,750
Multifamily
Units



85%
Completed
and Under
Construction



98
Transit Score



980
Hotel Keys

*Since 2010

SURROUNDING DEVELOPMENT



1900 LAWRENCE



AMENITIES

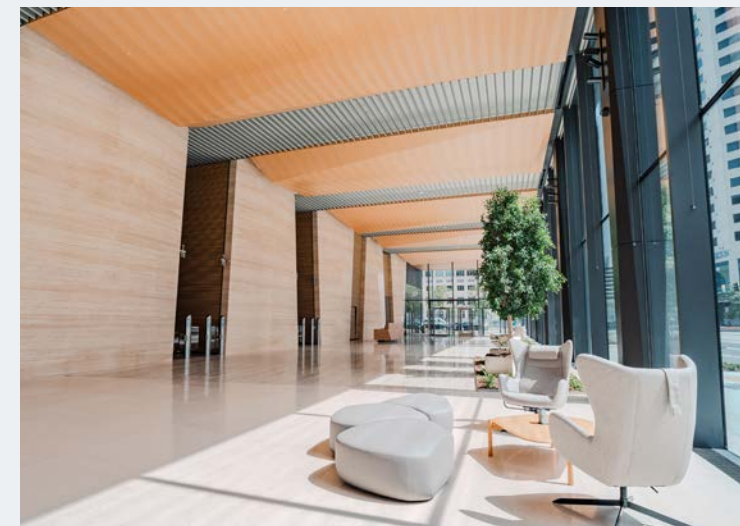


CLOUD 1900

ACCESS MAP



PEAK PERFORMANCE



1900 LAWRENCE

LEASING DETAILS

JAMIE ROUPP

303.217.7947

james.roupp@jll.com

MICHAEL CRANE

303.260.6533

michael.crane@jll.com

MADDY STEVENSON

303.542.1514

maddy.stevenson@jll.com



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