



109

LAWRENCE

It's Second Nature.

# This is Denver's Natural Advantage.

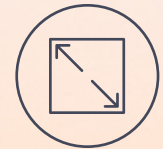
Welcome to 1900 Lawrence, where ease, comfort, and wellness are second nature. Every detail is thoughtfully dialed in to match the rhythm of how Denver's top talent lives and works today, creating a truly standout, all-in-one environment, turning the office back into an advantage.



TROPHY  
CLASS



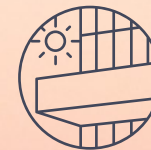
730,000 RSF



30,000 - 32,000 RSF  
FLOORPLATES



14'-16' SLAB-TO-SLAB /  
10'-12' FINISHED  
CEILING HEIGHT



11 PRIVATE  
OUTDOOR TERRACES



30,000+ RSF OF  
TENANT EXCLUSIVE  
AMENITIES

An aerial, top-down view of a modern building's rooftop terrace. The terrace is enclosed by a dark metal railing. In the center, there is a blue tennis court with white lines, where two people are playing. To the right of the court is a large, rectangular green wall covered in various plants. The building's facade is visible on the left and right sides, showing a grid of windows and balconies. The overall scene is brightly lit, suggesting daytime.

ASCEND

# HIGHER

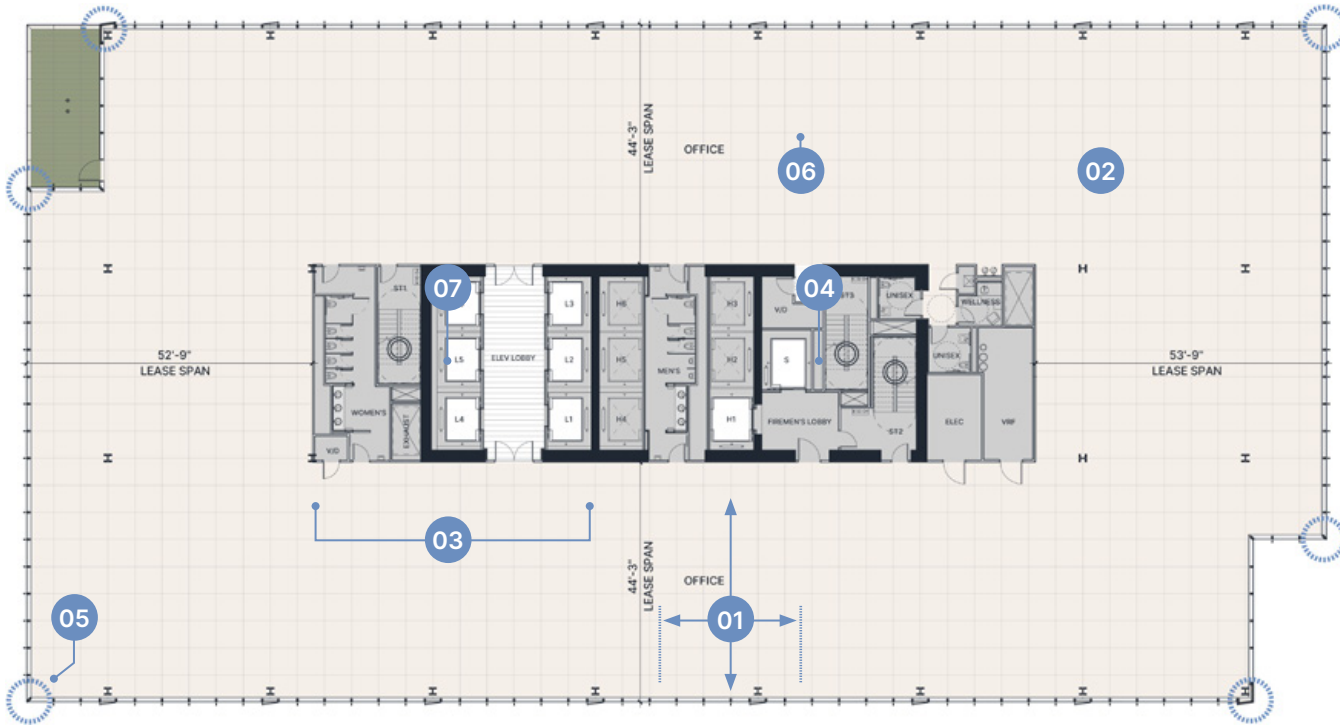


# Where the Options, Like the Views, Feel Endless.

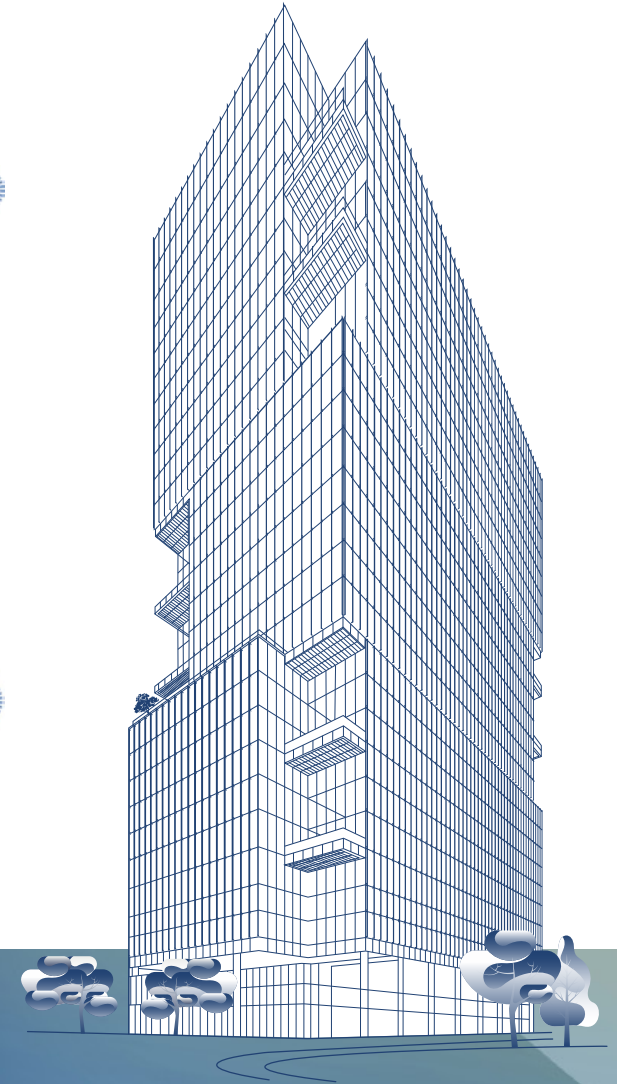
This 30-story building delivers a best-in-class office experience from street to sky.

# Tell Us How You Like To Work: We've Got Spaces To Suit You.

With floor-to-ceiling glass, efficient layouts, and flexible configurations making workspaces as comfortable as they are cutting-edge, attracting and retaining Denver's very best is easy.



TYPICAL FLOORPLAN



- 01 44' bay depth to core and 30' column bays
- 02 Column-free corner opportunities
- 03 Dual-access "thru core" bathrooms
- 04 Two private bathrooms and a wellness room on each floor
- 05 Up to 6 corner opportunities per floor
- 06 14'-16' slab-to-slab, 10'-12' finished ceiling height
- 07 All floors have direct access to Level 7 Amenity Floor and parking levels



MOVE

# FREEER

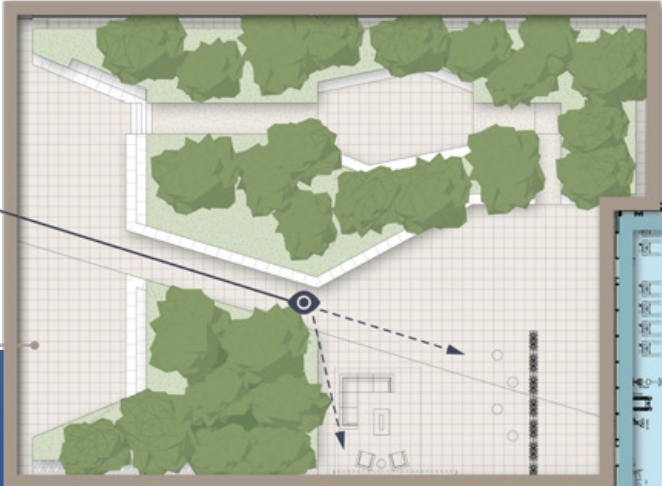
# An Abundance of Ways To Enjoy Your Days.

The sun-drenched terraces with panoramic views. The spa-inspired fitness center that opens up to the great outdoors. The conference center, board room, and lounge that makes meeting, thinking, and working a breeze. 1900 Lawrence is a collection of spaces that flow with you, delivering a more joyous and fluid way to experience an office.

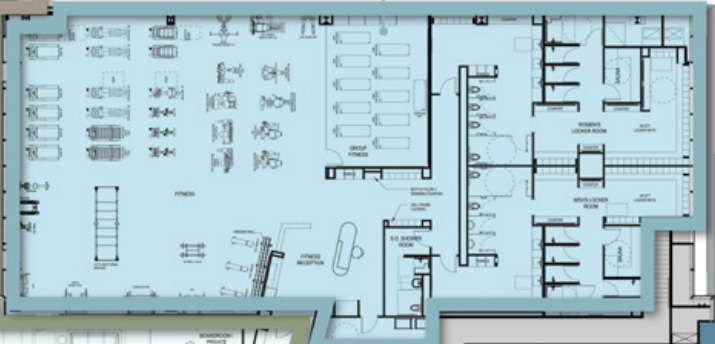
## LEVEL 7 CONFERENCE & AMENITY CENTER



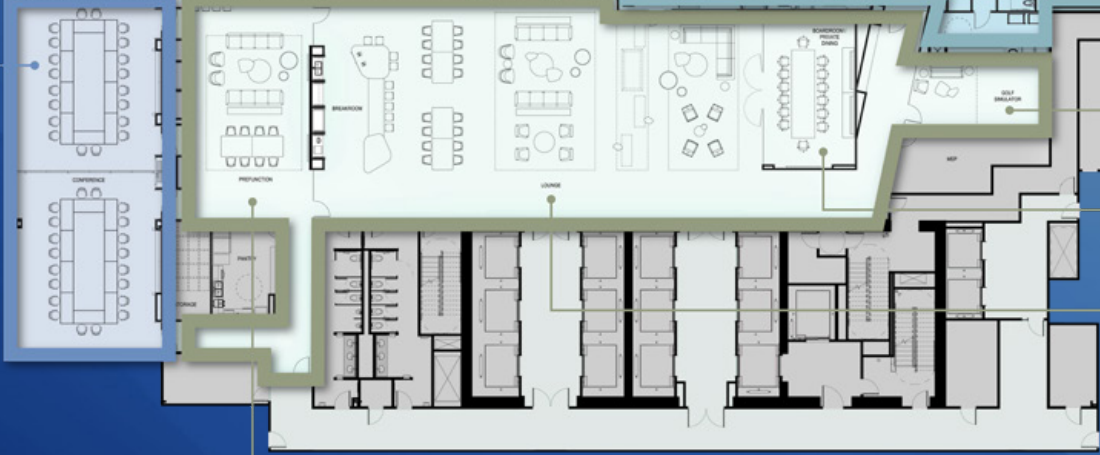
**MILE HIGH TERRACE**  
Outdoor Amenity Terrace



**PEAK PERFORMANCE**  
Fitness Center/LockerRooms/  
Showers



**THE SUMMIT**  
Conference Center  
(200+ Person Capacity)



**THE LINKS AT 1900**  
Golf Simulator

**BASECAMP**  
Board Room

**ALPINE LOUNGE**  
Lounge/Pre-Function Area

**LAWRENCE LIBRARY**  
Library/Pre-Function Area

[Virtually Tour](#)





**THE SUMMIT CONFERENCE CENTER**  
Feel the rush of a meeting in the sky (200+ person capacity)



**BASECAMP BOARD ROOM**  
Inspired by the great outdoors just beyond our doors



**ALPINE LOUNGE**  
Cozy and warm, like gathering around a campfire



**LAWRENCE LIBRARY**  
You can literally read the room



**THE LINKS AT 1900**  
Tee time, any time



**MILE HIGH TERRACE**  
Admire the city from a unique POV



**PEAK PERFORMANCE FITNESS CENTER**  
Spacious and stacked with classes to pump up your routine



**CLOUD 19 ROOFTOP TERRACE**  
Where the adrenaline is pure cinema

DISCOVER

# MORE

Play the Video



Troutman & Shreve  
Attorneys at Law

# Accessibility is Part of the Address.

While everything you need is at your fingertips on-site, a walk score of 96, bike score of 95, and a transit score of 98 means the city is still at your door when you want to adventure beyond the office. Minutes from Union Station, with views of Coors Field, the downtown skyline, and snowy mountain peaks, this is a location that keeps you close to it all without getting caught in the city bustle.

7 min  
WALK TO COORS FIELD

10 min  
WALK TO 16TH STREET MALL

11 min  
WALK TO UNION STATION



96  
WALK SCORE

95  
BIKE SCORE

98  
TRANSIT SCORE

A photograph of a modern architectural interior, likely a museum or gallery. The space features a high ceiling with a series of horizontal wooden slats that create a rhythmic pattern of light and shadow. The walls are made of light-colored stone or concrete, and the floor is polished and reflective. In the foreground, there are several blue and white security gates or turnstiles. The overall atmosphere is clean, bright, and minimalist. The text "BREATH" is centered in the upper half, and "EASIER" is written in a much larger font across the middle of the image. Green plants are visible in the upper corners, adding a touch of nature to the scene.

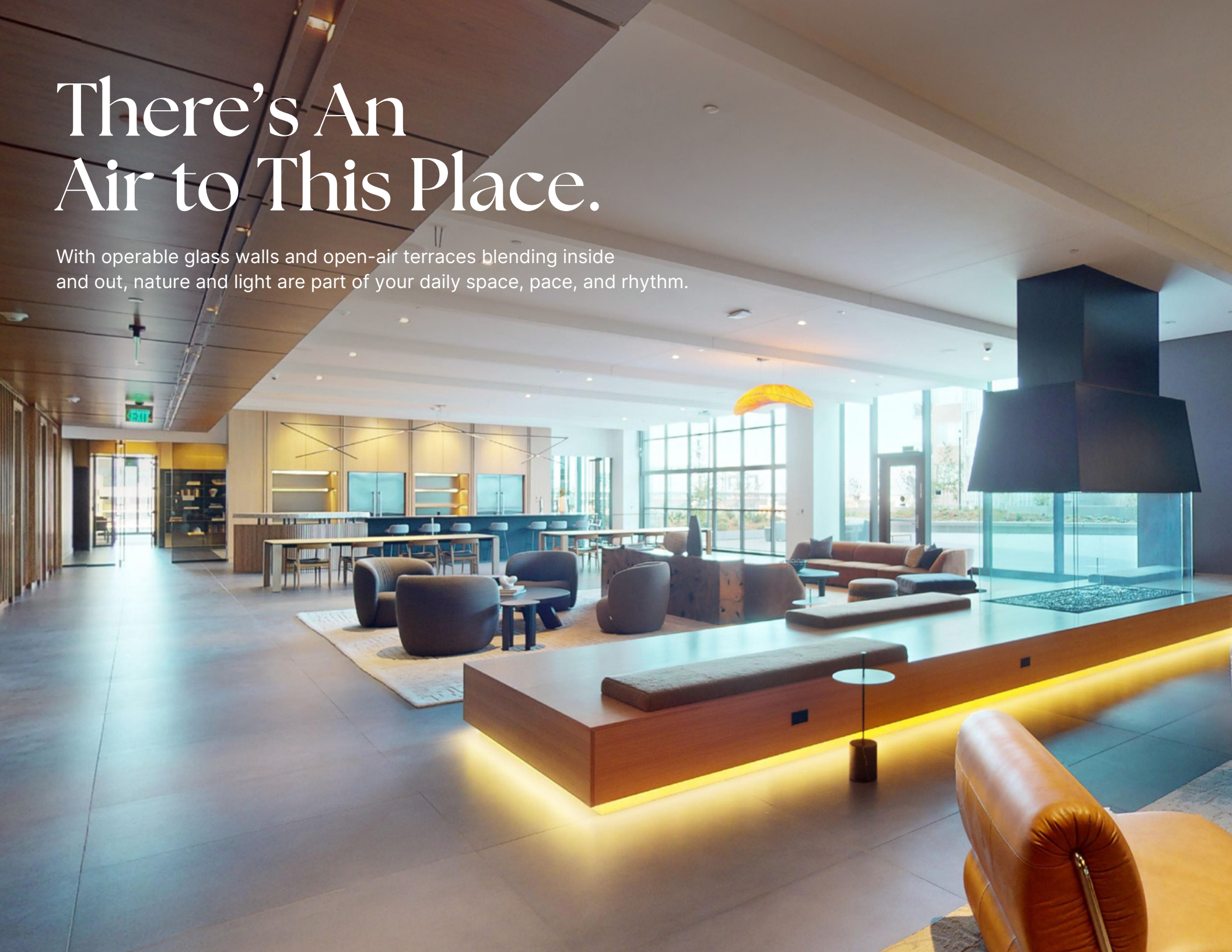
BREATH

EASIER

20  
30

# There's An Air to This Place.

With operable glass walls and open-air terraces blending inside and out, nature and light are part of your daily space, pace, and rhythm.



# Built for Tenants Who Care About Their Well-Being.

Hospital-grade filtration systems paired with open, airy spaces that promote movement and circulation mean tenants breathe easy in every sense of the phrase.



**TRIPLE PLATINUM  
WELLNESS CERTIFICATION**



**HOSPITAL-GRADE  
FILTRATION SYSTEMS**



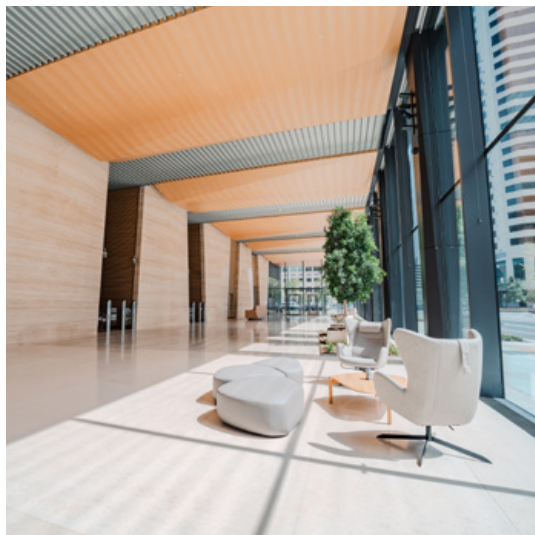
**NO TOUCH  
SYSTEMS INCLUDING  
ELEVATORS AND  
ACCESS CONTROL**



**11 PRIVATE  
OUTDOOR TERRACES**



**OUTDOOR AMENITY  
TERRACE AND  
ROOFTOP DECK**



In a city known for soaring peaks, we've set our signs above them by achieving the highest industry benchmarks for occupant health.



# The Natural Selection.



# 1900 LAWRENCE

**JAMES 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

