

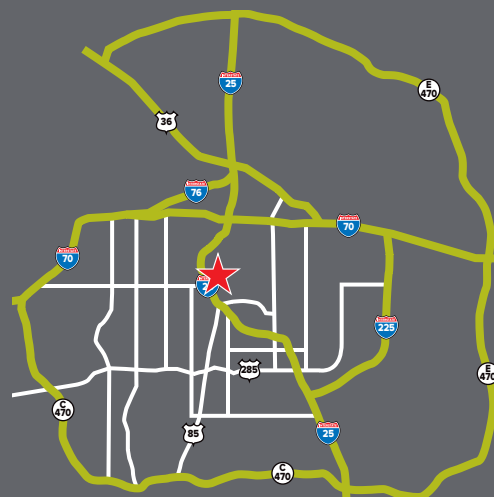
AVAILABLE FOR LEASE

1401 LAWRENCE STREET

Denver, CO 80202



THE UNIVERSITY OF COLORADO / METROPOLITAN STATE COLLEGE CAMPUS



| 1401 LAWRENCE STREET | .5 MILE | 1 MILE | 2 MILE |
|------------------------------|-----------|----------|----------|
| 2017 EST. POPULATION | 7,843 | 30,706 | 120,967 |
| 2010 CENSUS POPULATION | 5,879 | 21,627 | 95,382 |
| 2017 EST. AVG HH INCOME | \$103,111 | \$94,868 | \$82,127 |
| 2017 EST. HOUSEHOLDS | 5,277 | 18,701 | 66,093 |
| 2017 EST. DAYTIME POPULATION | 56,320 | 130,053 | 222,168 |
| 2017 EST. BUSINESSES | 3,318 | 7,874 | 15,089 |

TRAFFIC COUNTS:
 14th Street - 14,000 vehicles per day
 Larimer Street - 4,000 vehicles per day
 Speer Boulevard - 49,000 vehicles per day

5150 E. Yale Circle, Suite 400 • Denver, CO 80222
 720.529.2999 • www.legendllp.com



AVAILABLE FOR LEASE

1401 LAWRENCE STREET

Denver, CO 80202



- New 23-story, 310,000 SF Class AA Office Development that is already 70% leased.
- Two spaces available on the 1st Floor.
 - 4,515 SF
 - 867 SF
- Tremendous retail opportunity for a great restaurant and coffee shop.
- The space has a great patio, and is walking distance to the Performing Arts Complex (781,000 patrons in 2015), The Colorado Convention Center (925,000 visitors in 2015) and the Pepsi Center (2.5 Million in attendance in 2015).
- State-Of-The-Art tenant facilities including a ninth floor public outdoor space.
- The University of Colorado/Metropolitan State College Campus has 35,949 students and 3,893 faculty members.

LEGEND PARTNERS

Peter Pavlakis
 720.529.2990
 ppavlakis@legendllp.com

Kelly Greene
 720.529.2983
 kgreene@legendllp.com

5150 E. Yale Circle, Suite 400 • Denver, CO 80222
 720.529.2999 • www.legendllp.com

* This information has been obtained from sources believed reliable, but we make no warranties, expressed or otherwise, as to its accuracy. Legend Partners, LLP assumes no liability for errors or omissions of any kind, including but not limited to a change of price, availability or withdrawal without notice. All graphics, photographs, and text appearing on this brochure are property of Legend Partners, LLP. Redistribution or commercial use is prohibited.



1401 LAWRENCE STREET

Denver, Colorado 80202

