



## a quick look

### PROPERTY TYPE

Office

### ADDRESS

1401 Lawrence Road

### LOCATION

Denver, Colorado

### TOTAL SQUARE FEET

310,000 sf

### KEY FEATURES

22-Storey Office Building  
Denver's Newest Class-AA Hi-Rise  
LEED®-Gold Certified  
Unmatched Views  
Eight Level Podium  
10' Floor-To-Ceiling Glass  
Fitness Centre and Ninth-Floor  
Outdoor Amenity Space

**LOCATION PERFECTION.** The Lower Downtown (or LoDo) district is not only a growing and welcoming area of downtown Denver, but also one of the city's safest neighbourhoods. With numerous pubs and patios and a variety of newly-renovated lofts, restaurants and art galleries, young professionals are continuing to move to this vibrant part of the city.

Enter 1401 Lawrence — a LEED® Gold, 22-storey office building and a beautiful addition to the downtown skyline. Located at the entrance of LoDo as well as Denver's Central Business District, this Class-AA office project will have the best ingress and egress of any office tower in Denver. The eight-level podium filled with exclusive parking, combined with unmatched views of the Rocky Mountains are features which continue to attract attention from the office and retail market. But it's the building amenities and energetic neighbourhood that will make tenants never want to leave.

First Gulf's Development, Leasing and Finance teams have led this exciting new office development, working collaboratively with a local design-build team and listing agency.



offices  
with  
options

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