

# 1900 LAWRENCE

720,000 SF // DELIVERING Q2 2024



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.

Pursuing the following certifications:



## Building Details

720,000 RENTABLE SQUARE FEET

30 STORIES

29,000 - 31,000 RSF FLOORPLATES

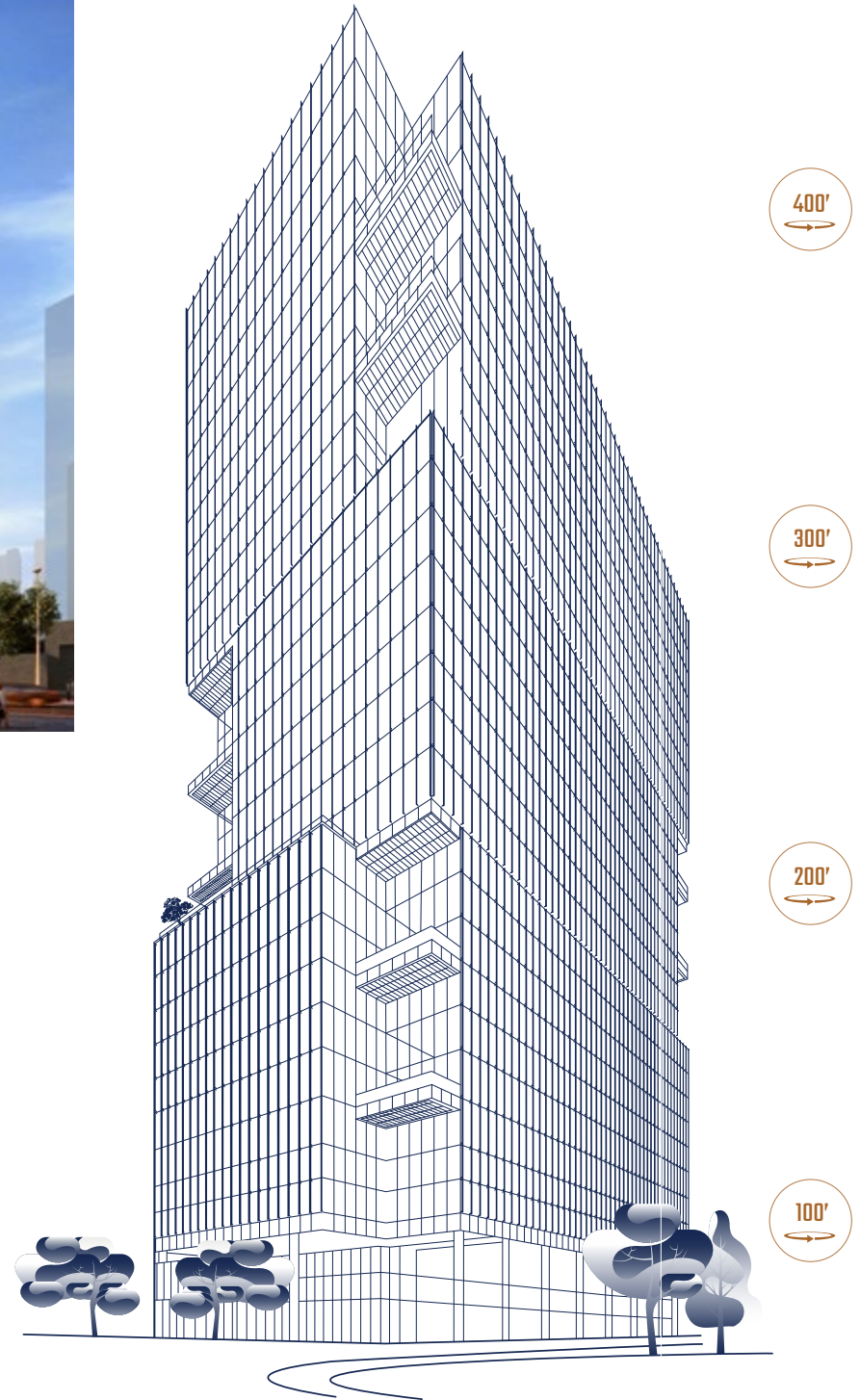
COLUMN - FREE CORNER OPPORTUNITIES

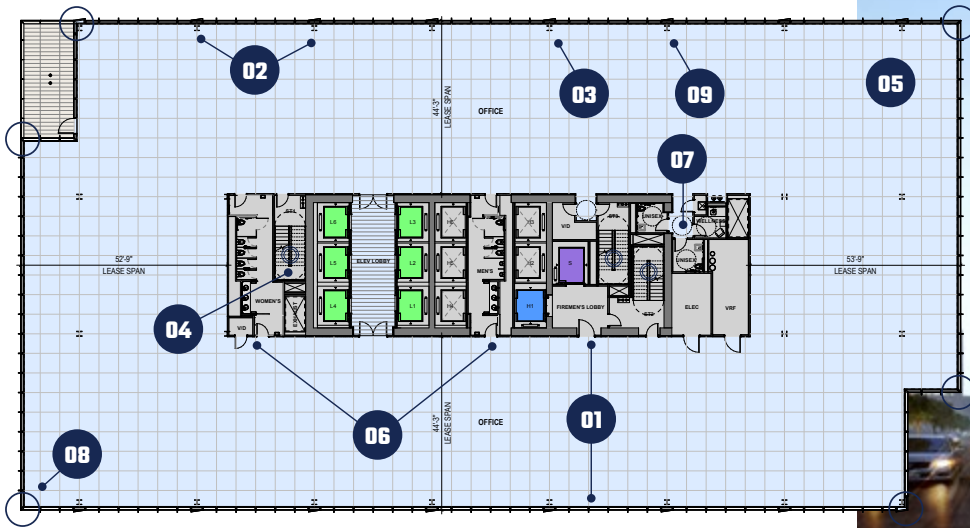
11 PRIVATE TERRACES

Q2 2024 DELIVERY

14-16' SLAB-TO-SLAB

10-12' FINISHED CEILING HEIGHT





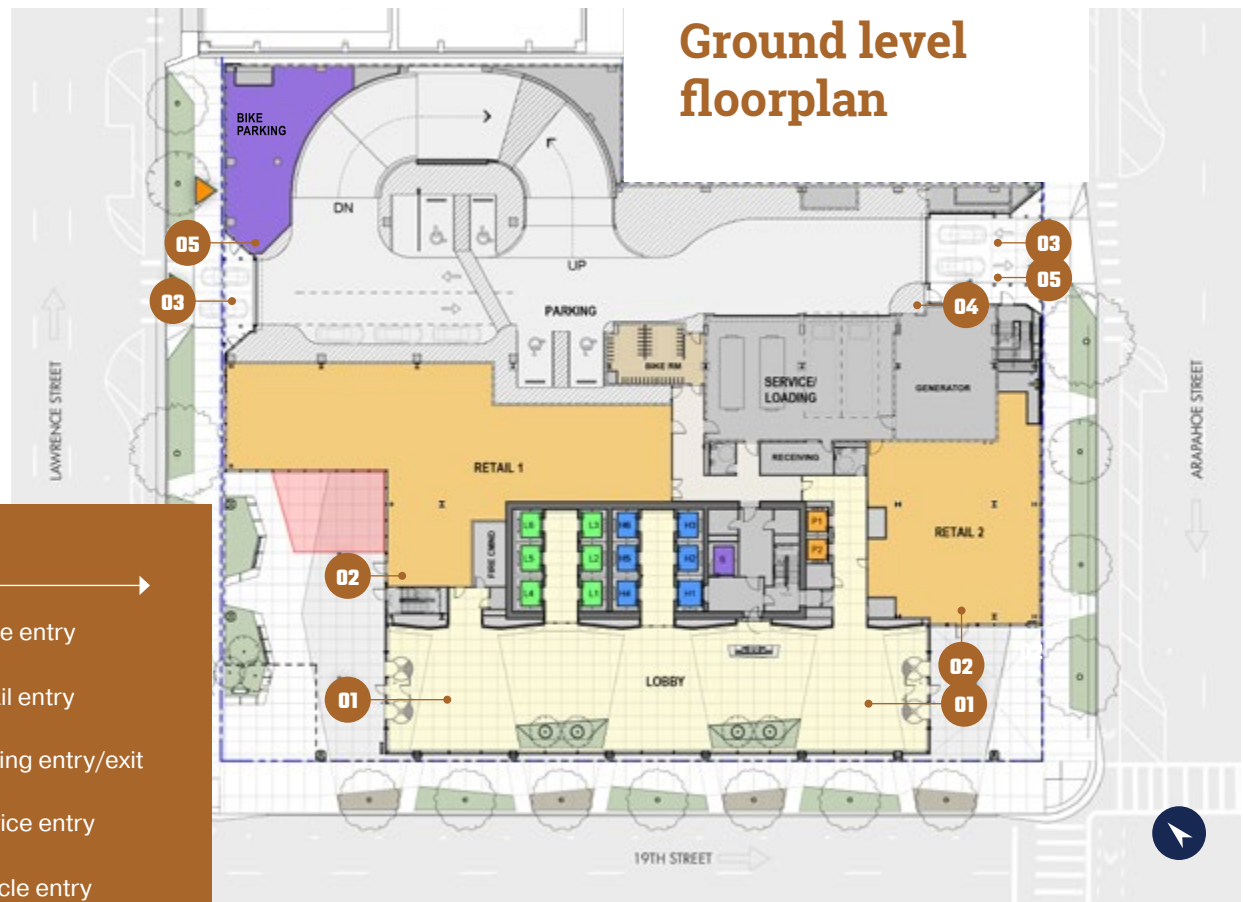
## Typical floorplan

- 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

### Key

- 01** Office entry
- 02** Retail entry
- 03** Parking entry/exit
- 04** Service entry
- 05** Bicycle entry

## Ground level floorplan



# 1900 LAWRENCE FLOORPLANS

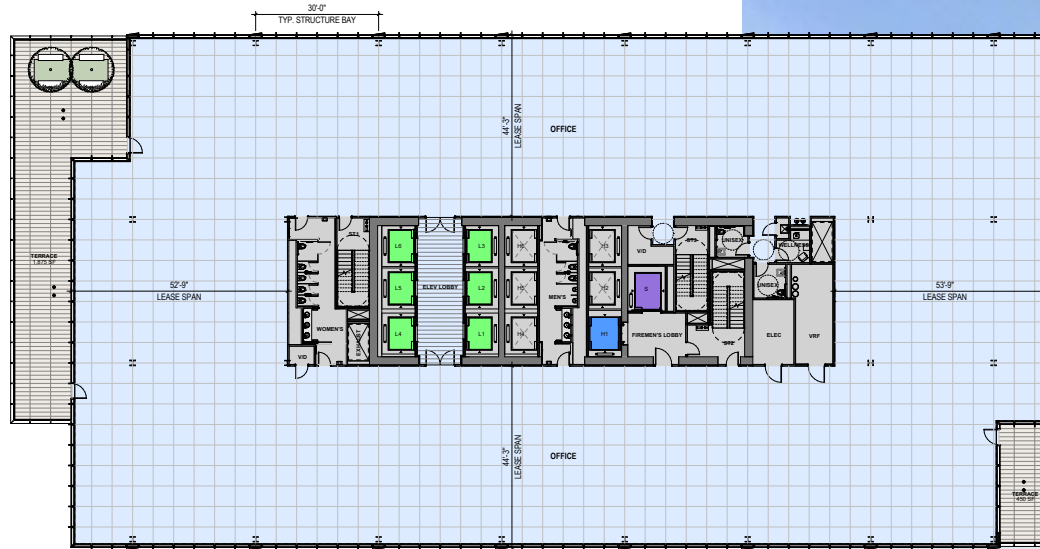
## Level 7 amenities

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



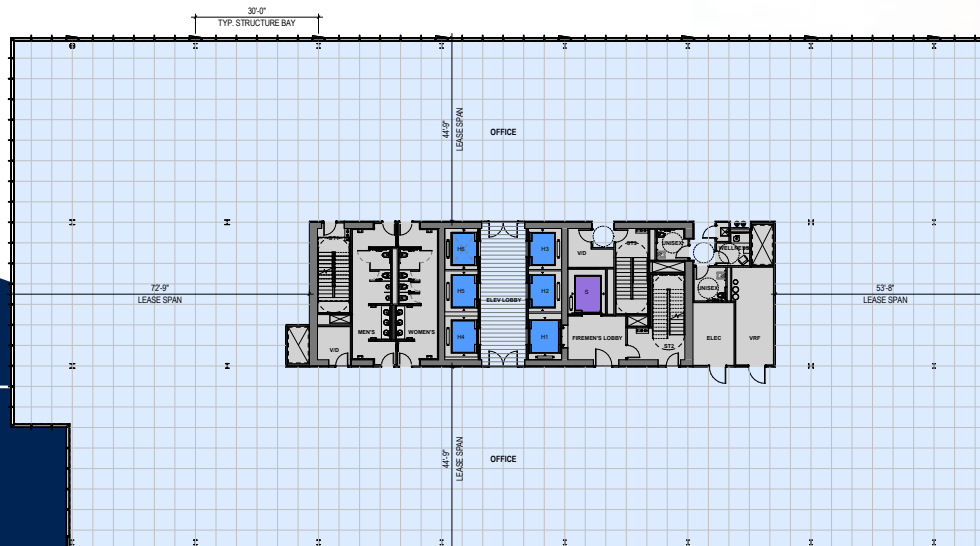
## Level 14 Floorplan

- 31,994 RSF
- 1,875 SF Terrace
- 450 SF Terrace
- 15' floor-to-floor
- 12' finished ceiling



## Level 30 Floorplan

- 30,853 RSF
- 14' floor-to-floor
- 10' finished ceiling



## Floor 25 | Creative Office test fit

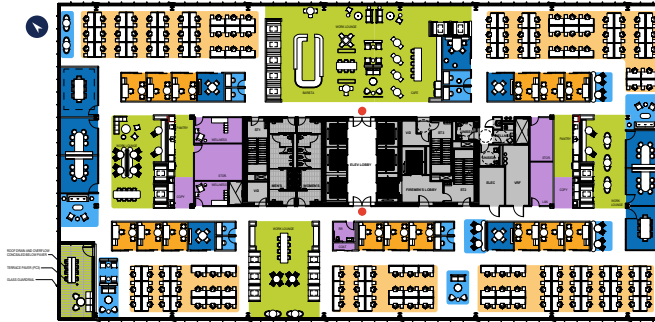
### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Rentable SF 31,195 SF  
 Useable SF 25,237 SF  
 Rentable SF/Useable SF Ratio 1.24

**RSF PER EMPLOYEE  
 (143 EMPLOYEES) 218 RSF**



## Floor 25 | Financial services test fit

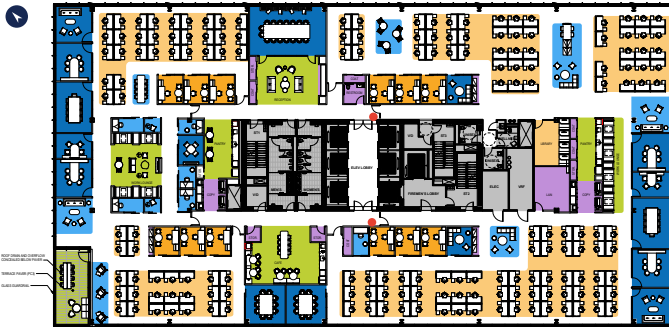
### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Rentable SF 31,195 SF  
 Useable SF 5,237 SF  
 Rentable SF/Useable SF Ratio 1.24

**RSF PER EMPLOYEE  
 (180 EMPLOYEES) 173 RSF**



## Floor 25 | Legal test fit

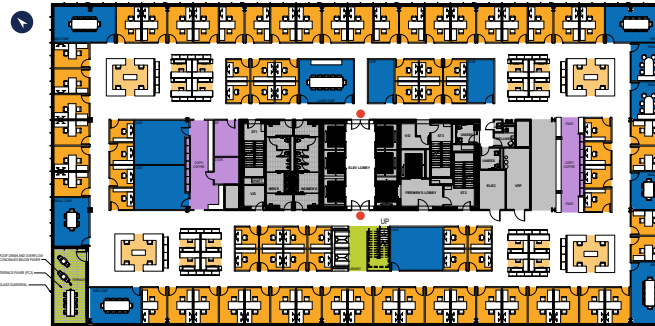
### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Rentable SF 31,195 SF  
 Useable SF 25,237 SF  
 Rentable SF/Useable SF Ratio 1.24

**RSF PER EMPLOYEE  
 (112 EMPLOYEES) 278 RSF**



# 1900 LAWRENCE TEST FITS



## Floor 10 | Wealth management test fit

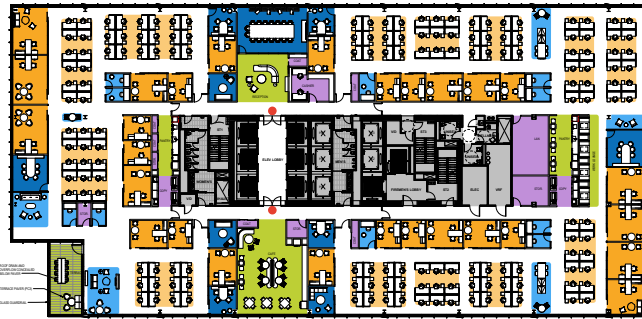
### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Rentable SF	31,999 SF
Useable SF	25,436 SF
Rentable SF/Useable SF Ratio	1.26

**RSF PER EMPLOYEE  
(183 EMPLOYEES) 175 RSF**



## Floor 9 | trading test fit

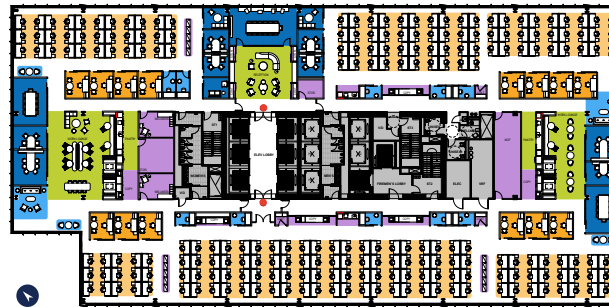
### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Office Rentable SF	31,999 SF
Useable SF	25,436 SF
Rentable SF/Useable SF Ratio	1.26

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



## Floor 8 | financial services option A test fit

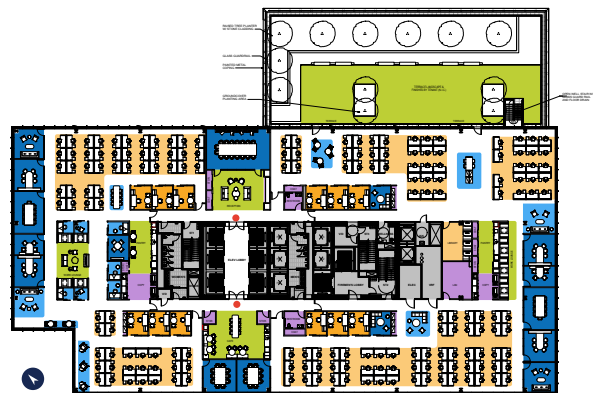
### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Office Rentable SF	32,454 SF
Terrace Rentable SF	6,557 SF
Total Rentable SF	39,011 SF
Useable SF	28,143 SF
Rentable SF/Useable SF Ratio	1.39

**RSF PER EMPLOYEE  
(190 EMPLOYEES) 205 RSF**



## Floor 8 | financial services option B test fit

### COLOR KEY

- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

### METRICS

Office Rentable SF	32,454 SF
Terrace Rentable SF	6,557 SF
Total Rentable SF	39,011 SF
Useable SF	31,097 SF
Rentable SF/Useable SF Ratio	1.25

**RSF PER EMPLOYEE  
(156 EMPLOYEES) 250 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 precertification



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 balconies



Outdoor amenity terrace



19TH AND LAWRENCE LOBBY ENTRANCE

# CREATIVE INNOVATIVE COMMUNITY

## The Neighborhood



**96**  
Walk Score



**3.9M**  
Office



**48**  
Total  
Estimated  
Investment\*



**95**  
Bike Score



**3,750**  
Multifamily  
Units



**67%**  
Completed  
and Under  
Construction



**98**  
Transit Score



**980**  
Hotel Keys

\*Since 2010

## SURROUNDING DEVELOPMENT



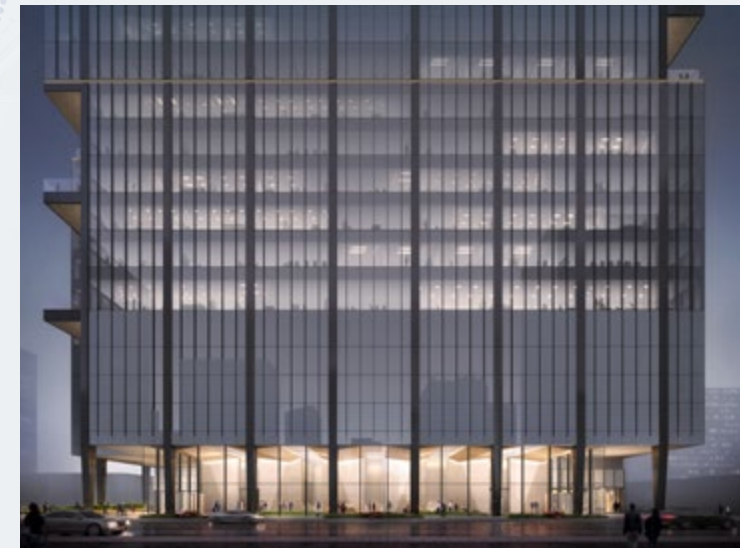
1 9 0 0 L A W R E N C E



# AMENITIES



# ACCESS MAP



1 9 0 0 L A W R E N C E

# LEASING DETAILS

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