

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:



1900LAWRENCE.COM



Building Details

720,000 RENTABLE SQUARE FEET

30 STORIES

29,000 - 31,000 RSF FLOORPLATES

COLUMN - FREE CORNER OPPORTUNITIES

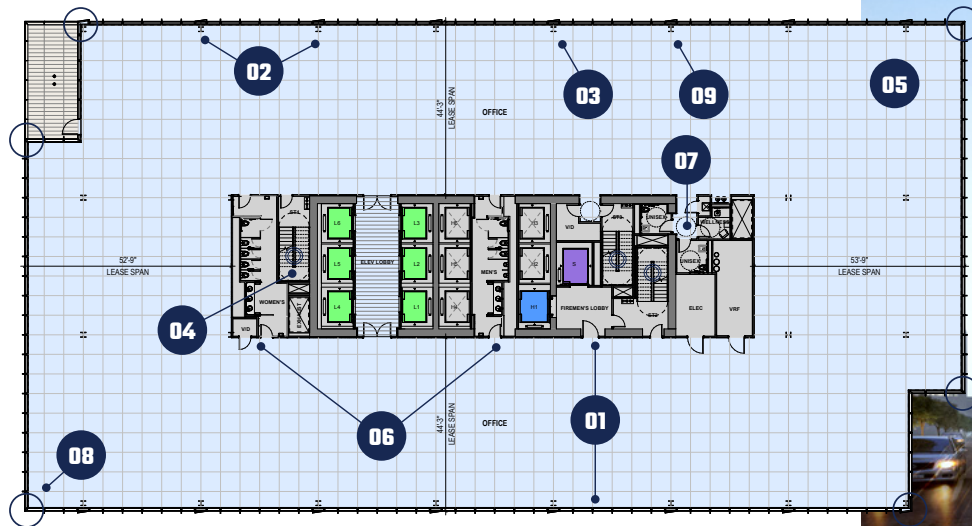
11 PRIVATE TERRACES

Q2 2024 DELIVERY

14-16' SLAB-TO-SLAB

10-12' FINISHED CEILING HEIGHT





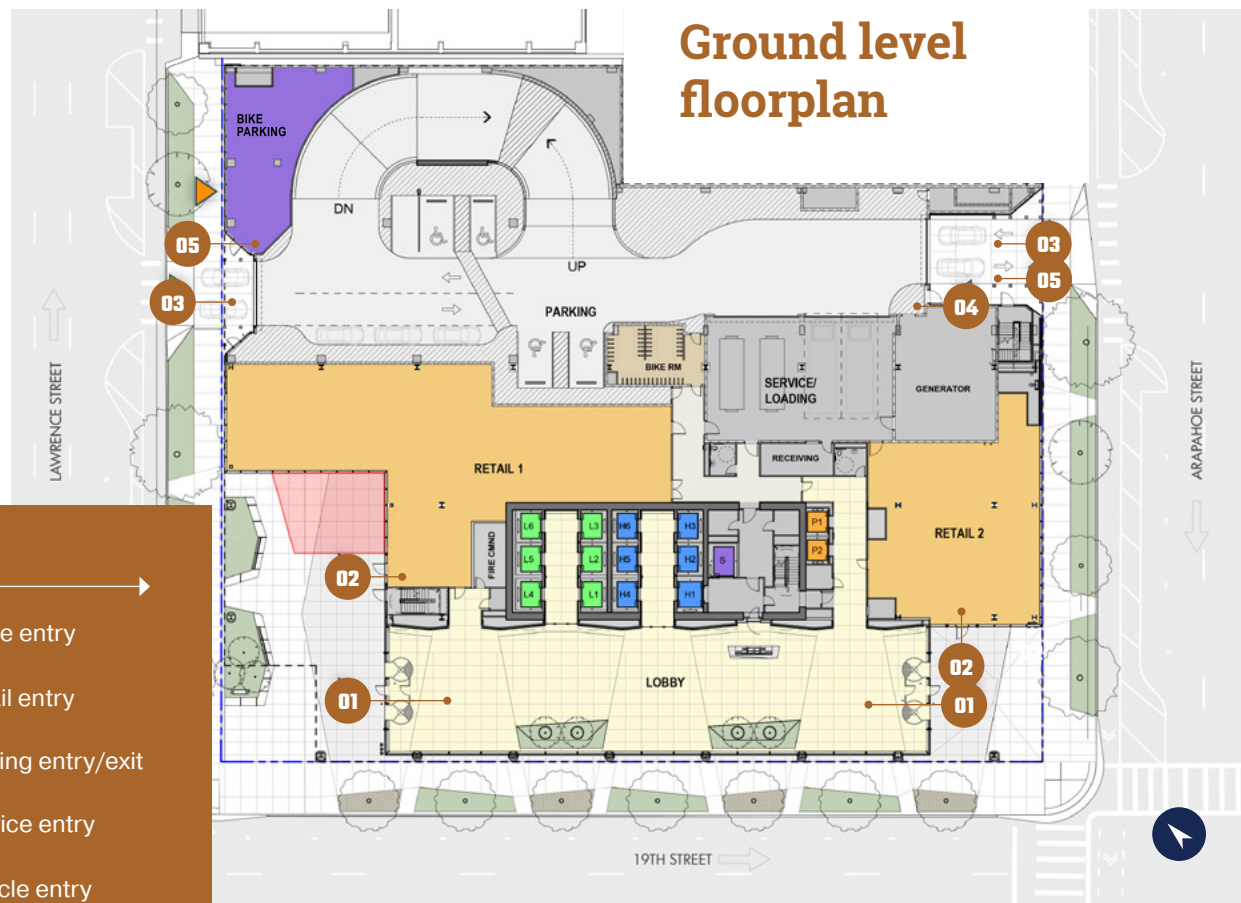
Typical floorplan

- 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

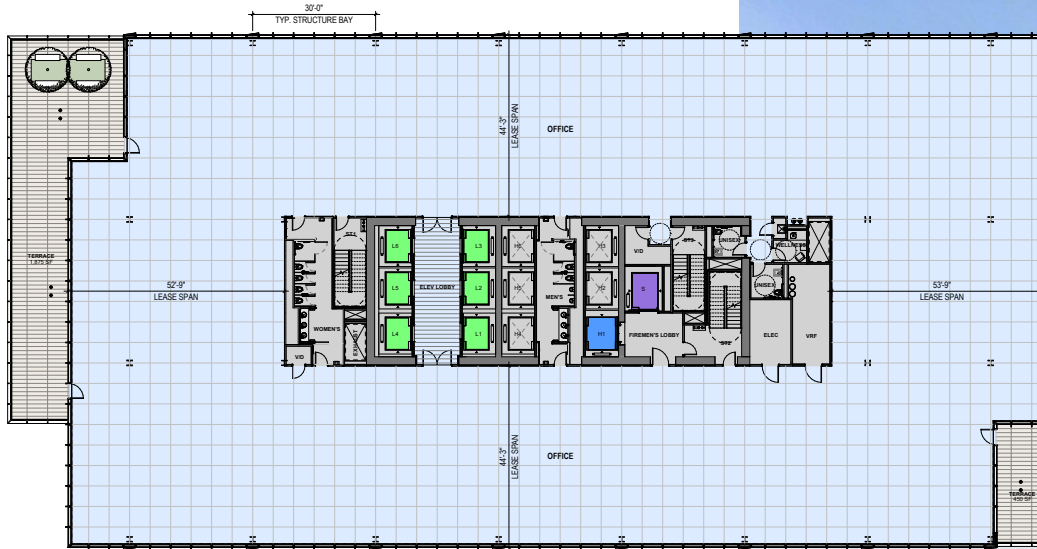
Level 7 amenities

- 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



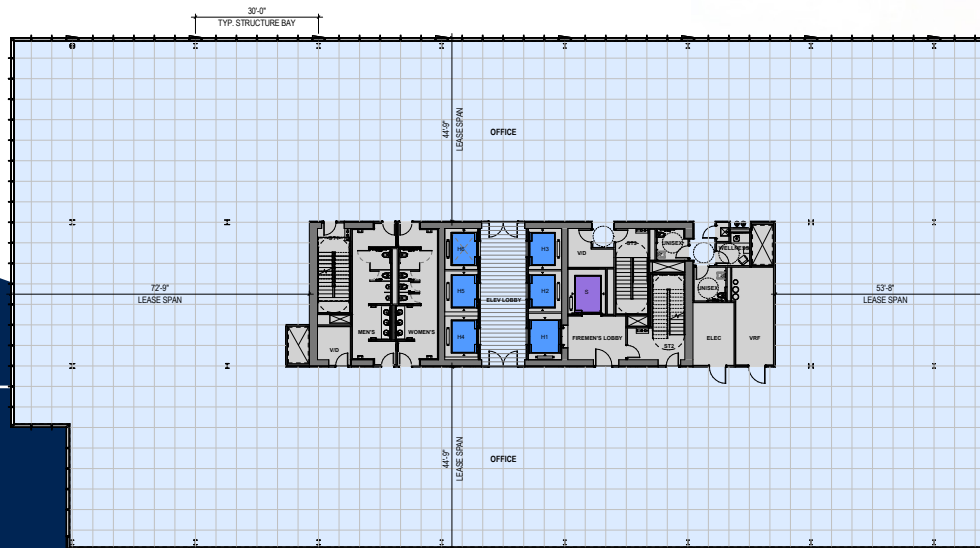
Level 14 Floorplan

- 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

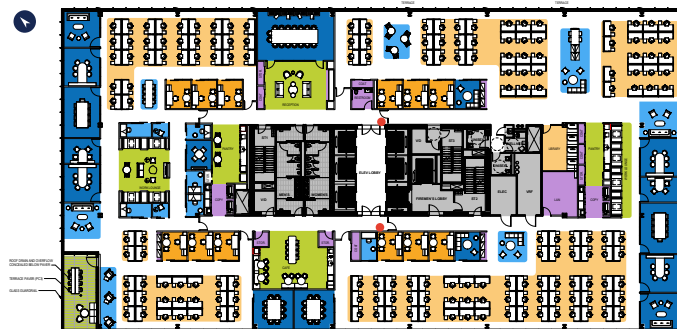
- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

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

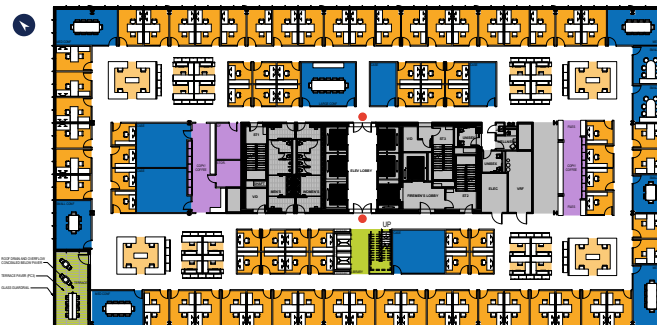
- Individual - private
- Individual - open
- Community
- Meeting
- Collaboration
- Support
- BuildingCore
- Entrance

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

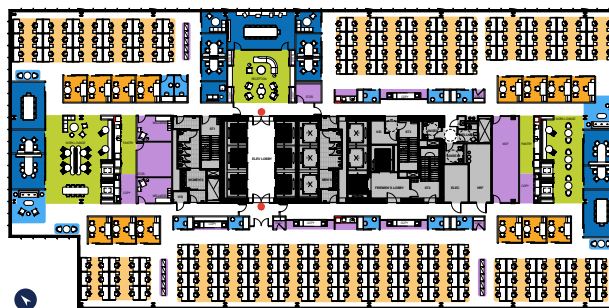
COLOR KEY

- 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

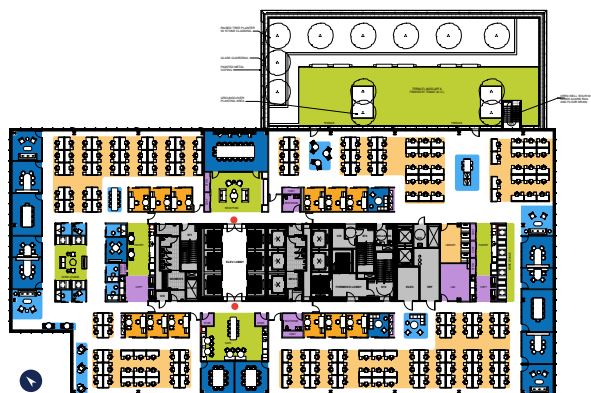
COLOR KEY

- 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

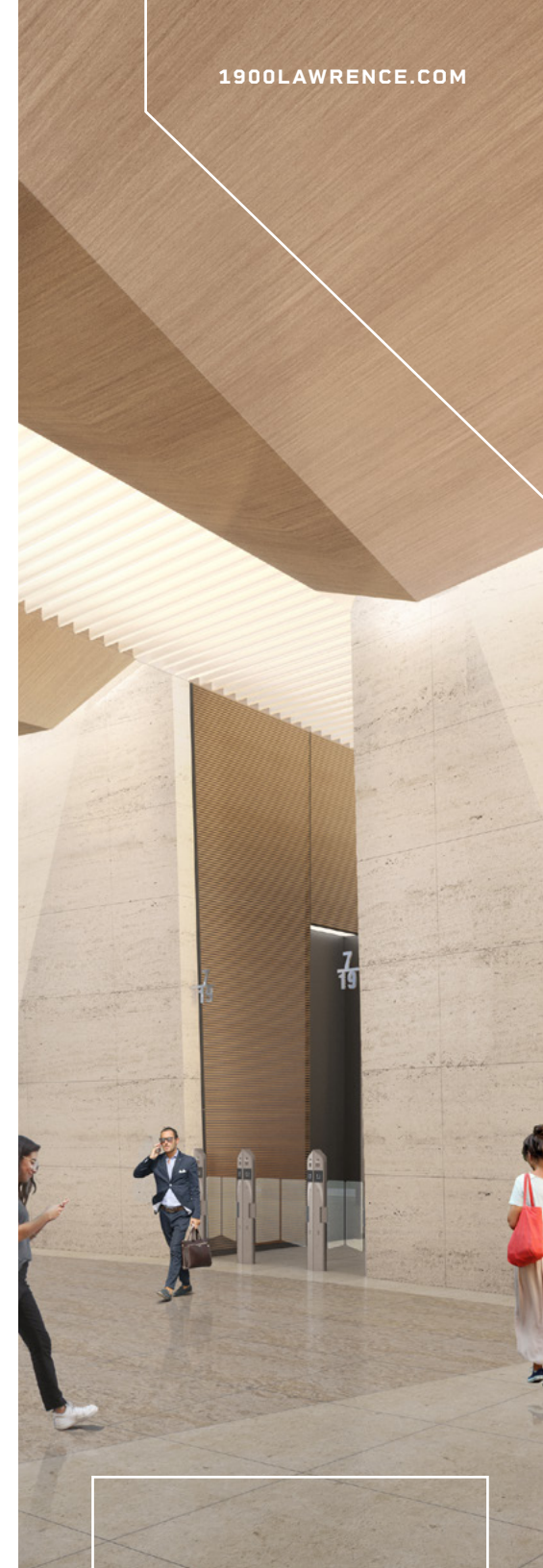
COLOR KEY

- 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



1900 LAWRENCE

LEASING DETAILS

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