

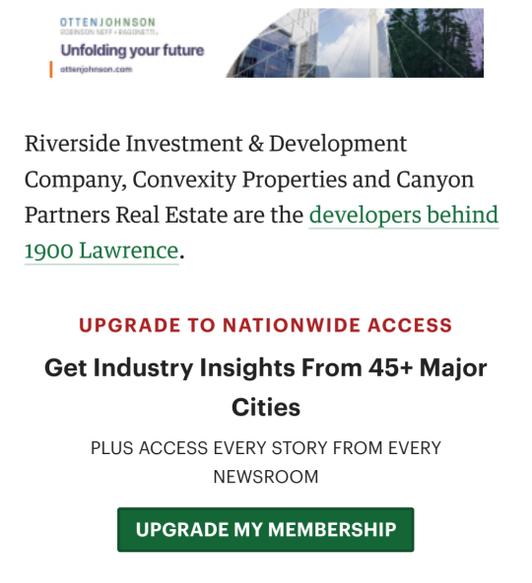
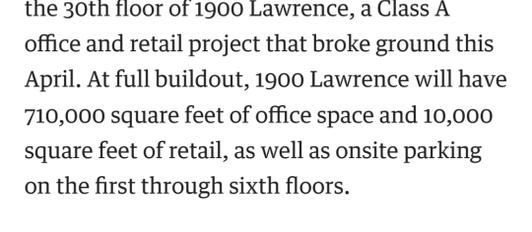
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COMMERCIAL REAL ESTATE

\$400M Denver office tower lands first tenant while under construction

The building, 1900 Lawrence, broke ground in April and is expected to be completed in 2024.



A street view of the lobby at 1900 Lawrence.
RENDERING BY GOETTSCHE PARTNERS

By **Kate Tracy**
Reporter, Denver Business Journal
Nov 18, 2022

The developers under construction on a \$400 million downtown office tower have secured their first lease.

The law firm Gibson, Dunn & Crutcher LLP have signed a lease for 31,000 square feet on the 30th floor of 1900 Lawrence, a Class A office and retail project that broke ground this April. At full buildout, 1900 Lawrence will have 710,000 square feet of office space and 10,000 square feet of retail, as well as onsite parking on the first through sixth floors.



Riverside Investment & Development Company, Convexity Properties and Canyon Partners Real Estate are the [developers behind 1900 Lawrence](#).

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Denver law firms have been on the move in Denver this year, [many of whom are opting for less office space in newer, higher-quality buildings](#).

[Gibson Dunn](#) is no exception, with its newest lease representing less square footage than its current footprint at 1801 California St., according to [Chris Payne](#), VP and Denver market lead at Riverside. [Gibson Dunn](#) has offices in 20 cities in the United States, Latin America, Europe, the Middle East and Asia.



A rendering of the exterior of 1900 Lawrence, a 30-story office tower being planned in downtown Denver.
GOETTSCHE PARTNERS

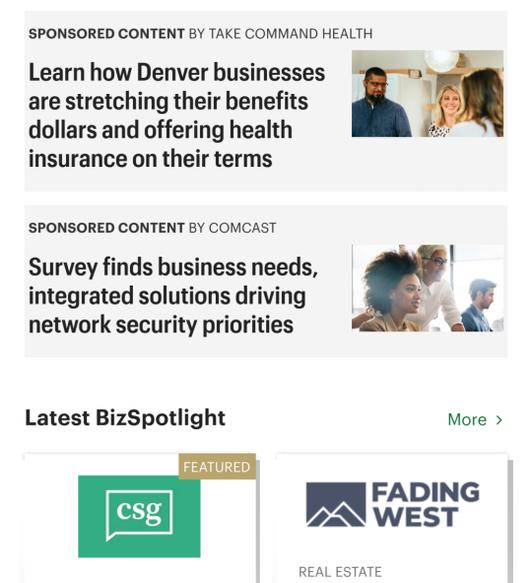
Payne said 1900 Lawrence is on target for completion in the second quarter of 2024. Payne said the building was appealing for a firm like [Gibson Dunn](#) for being at the gateway to Lower Downtown and in a prominent location, as well as its focus on health and wellness and its extensive amenities.

The future lobby at 1900 Lawrence will have the footprint of a full city block with food and beverage options, Payne said.

Amenities at 1900 Lawrence will include an 8,000-square-foot professionally managed fitness center, a 17,000-square-foot center with a 200-person conference room, lounge, bar and private dining room area, as well as an outdoor terrace.

Payne said building materials such as glass, stone and steel are getting imported for 1900 Lawrence from Germany, Italy, India and Luxembourg.

The developers of 1900 Lawrence are also keeping pandemic-era safety in mind by installing hospital-grade ventilation systems and touchless elevators.



A rendering of a 30-story office tower proposed in downtown Denver.
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“We are in active dialogue with a number of tenants that represent different industries in different markets. We recognize that a flight to quality continues to be of high regard for tenants that are looking to relocate within Denver but also to move to Denver,” Payne said.

In addition to law firms, Payne said Riverside is hoping to attract tech companies, professional services companies and banking and financial management firms, among other tenants. Payne plans to have the building fully leased shortly after the building opens.

When reached by phone, a [Gibson Dunn](#) representative declined to comment on the company’s new lease.

[Jamie Roupp](#), [Michael Crane](#), [Julie Rhoades](#) and [Maddy Stevenson](#) with JLL handle leasing at 1900 Lawrence. JLL’s [Dan McGowan](#), [Janessa Biller](#), [Tom Dougherty](#), and [Elizabeth Cooper](#) represented [Gibson Dunn](#) in its new lease.

“Interest rates are certainly a challenge and we’re very fortunate at 1900 Lawrence to have broken ground and had all of our financing in place,” Payne said.

The architect of 1900 Lawrence is Goettsch Partners, while the general contractor is Hensel Phelps.

Last December, an LLC associated with Riverside purchased the 1.26-acre parcel for \$27.2 million.

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In addition to [Gibson Dunn](#), many other Denver law firms have also signed new leases around Denver, including [Brownstein Hyatt Farber Schreck](#), which took 100,000 square feet at Block 162, and Davis Graham & Stubbs, which signed a lease at [Paradigm River North in the River North Art District](#).

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