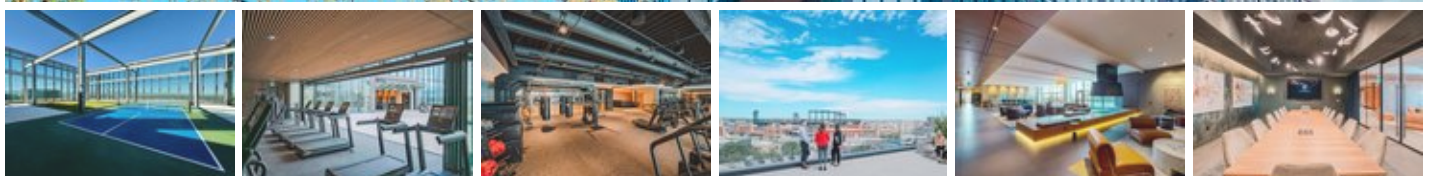


From the Denver Business Journal:

<https://www.bizjournals.com/denver/news/2024/09/26/1900-lawrence-denver-office-tower-opens.html>

Commercial Real Estate


# \$400 million downtown Denver office tower completes construction (Photos)



Construction on Denver's newest office tower is now complete.



By [Cassidy Ritter](#) – Reporter, Denver Business Journal  
Sep 26, 2024 **Updated** Sep 26, 2024 3:36pm MDT

 Listen to this article 4 min



Construction on Denver's newest skyscraper is complete.

After nearly two-and-a-half years, construction at 1900 Lawrence St. recently wrapped up, adding 720,000 square feet of office space to Denver's Central Business District.

“Congratulations to the team at 1900 Lawrence | Denver, Colorado for completing construction, achieving occupancy approvals, and setting a new standard for project delivery,” Chris Payne, executive vice president and regional principal at Riverside Investment & Development, [wrote on LinkedIn Tuesday](#).

Chicago-based real estate firm Riverside is the developer behind the office tower dubbed 1900 Lawrence. Riverside partnered with Convexity Properties, now a DRW company, and Dallas-based Canyon Partners Real Estate [in December 2021](#) to develop the property.

Riverside, through its affiliate 1900 Lawrence Titleholder LLC, purchased the 1.26-acre plot in December 2021 for \$27.2 million, according to public records.

The 30-story office tower was [first proposed in January 2020](#). Construction was [expected to begin in 2021](#), but the pandemic pushed it back to [April 2022](#), according to previous Denver Business Journal reporting.

The now complete building features 11 private terraces and 29,000- to 31,000-square-foot floorplates, according to 1900 Lawrence's leasing brochure and website. The building also offers onsite parking on the first through sixth floors and about 10,000 square feet of retail space, according to previous reporting.

Amenities on the seventh floor include an outdoor terrace, golf simulator and fitness center with locker rooms, according to the brochure.

Other amenities include a 200-person conference room, lounge and board room, according to previous reporting.

There's also a rooftop pickleball court at 5,600 feet above sea level, Anthony Scacco, chief operating officer at Riverside, said [on LinkedIn](#).

“Our location is tailor-made for a best-in-class office environment that prioritizes occupant wellness, technology and unparalleled amenities,” Scacco said in a statement in December 2021.

1900 Lawrence [secured its first lease](#) to law firm Gibson, Dunn & Crutcher LLP in November 2022. The law firm signed a lease for 31,000 square feet on the 30th floor of the office tower.

In addition to law firms, Payne told the DBJ in November 2022 that he hopes the building will attract tech companies, professional services businesses and banking and financial management firms.

Test fit layouts on the building's website show office arrangements for creative services, legal, wealth management, trading and financial services industries.

1900 Lawrence was 4.4% pre-leased in August 2023, [according previous DBJ reporting](#).

At a DBJ panel Thursday morning, listing broker Jamie Roupp, with [JLL](#), said the top floors of 1900 Lawrence set a “high-water mark in downtown” at \$45 per square foot, triple net.

JLL's Roupp, Michael Crane, Julie Rhoades and Maddy Stevenson are managing the building's leasing.

The Class A office tower was designed by Chicago architect firm Goettsch Partners. Construction company Hensel Phelps was the general contractor.

Riverside didn't respond to requests for comment by the time of publication.