

ENGINE

- 5 -

HOUSE

**FOR
SALE**

**1331 19th Street,
Denver, CO 80205**

13,200 RSF | .29 Acres | D-LD Zoning
Built 1923 | Renovated 2018



MADE LIKE THEY USED TO BE

- Built in 1923, renovated in 2018
- Rooftop deck offering downtown views
- Abundant natural light
- State-of-the-art conference room
- Convenient parking with 18 surface spots
- Steps away from Coors Field, Dairy Block, trendy dining, nightlife, hotels and retail
- Advanced security system featuring a private 24/7 keypad access and motion/glass sensors
- Preserved historical features including original hardware, fireman lockers and fire pole
- Future redevelopment opportunity

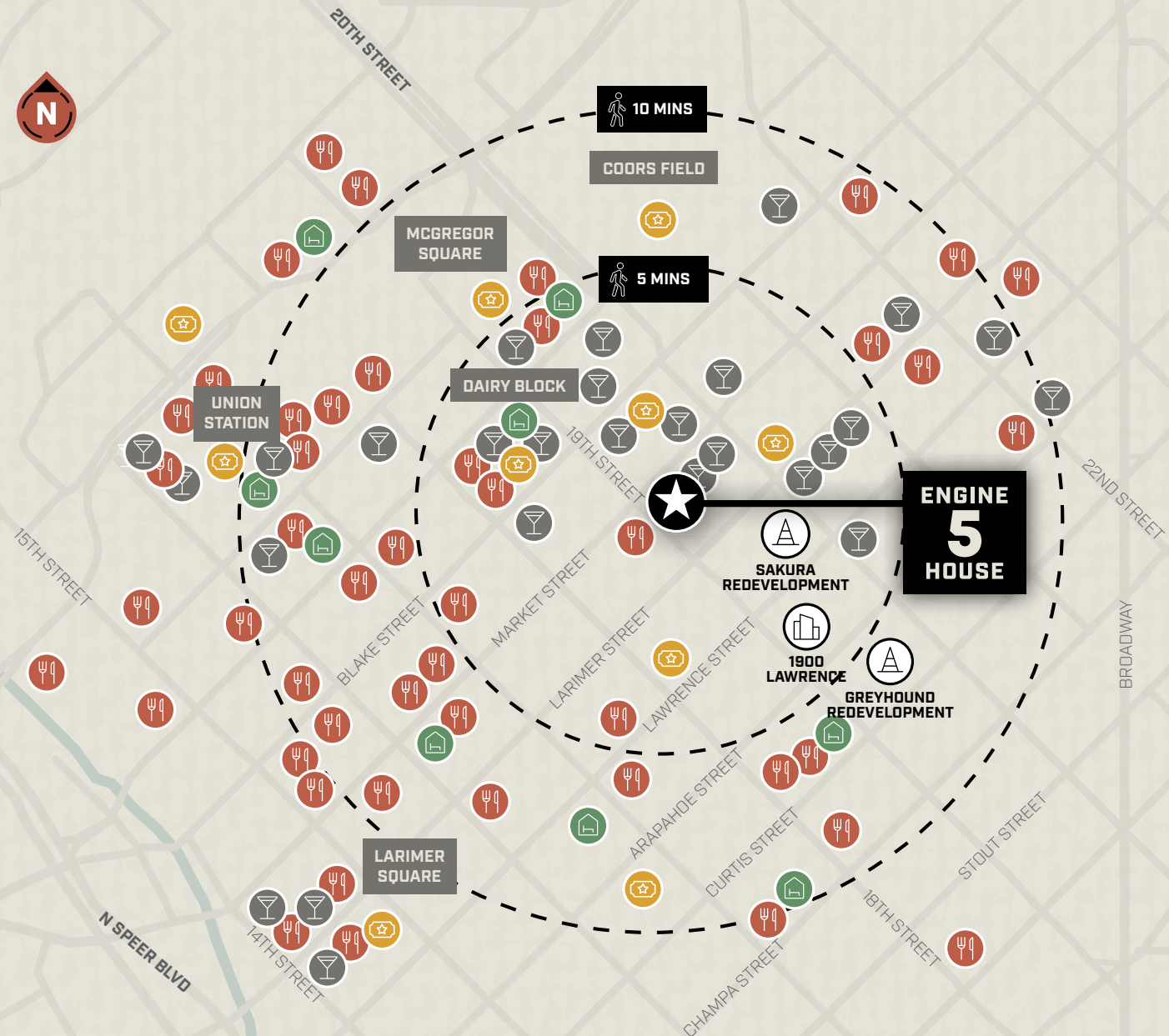




WHERE HISTORY SHAPES THE FUTURE

- Energy and water conservation
- Daylighting and skylights
- Sustainable interior air quality and finishes
- Reduce waste stream
- Historic and regional material reuse
- Bike racks, RTD eco-passes, walker's paradise





BARS & BREWERIES

35+ cocktail bars, craft breweries, and nightlife within .5 miles



EATERIES

45+ local restaurants within .5 miles



ENTERTAINMENT & RETAIL

50+ social and sport venues, shops, banks, salons and more within .5 miles



HOTELS

40+ trendy, boutique accommodations within .5 miles



DEVELOPMENT PIPELINE

Sakura Redevelopment



1900 Lawrence



Greyhound Redevelopment

AN ENERGY-FILLED NEIGHBORHOOD



VIBRANT LODO

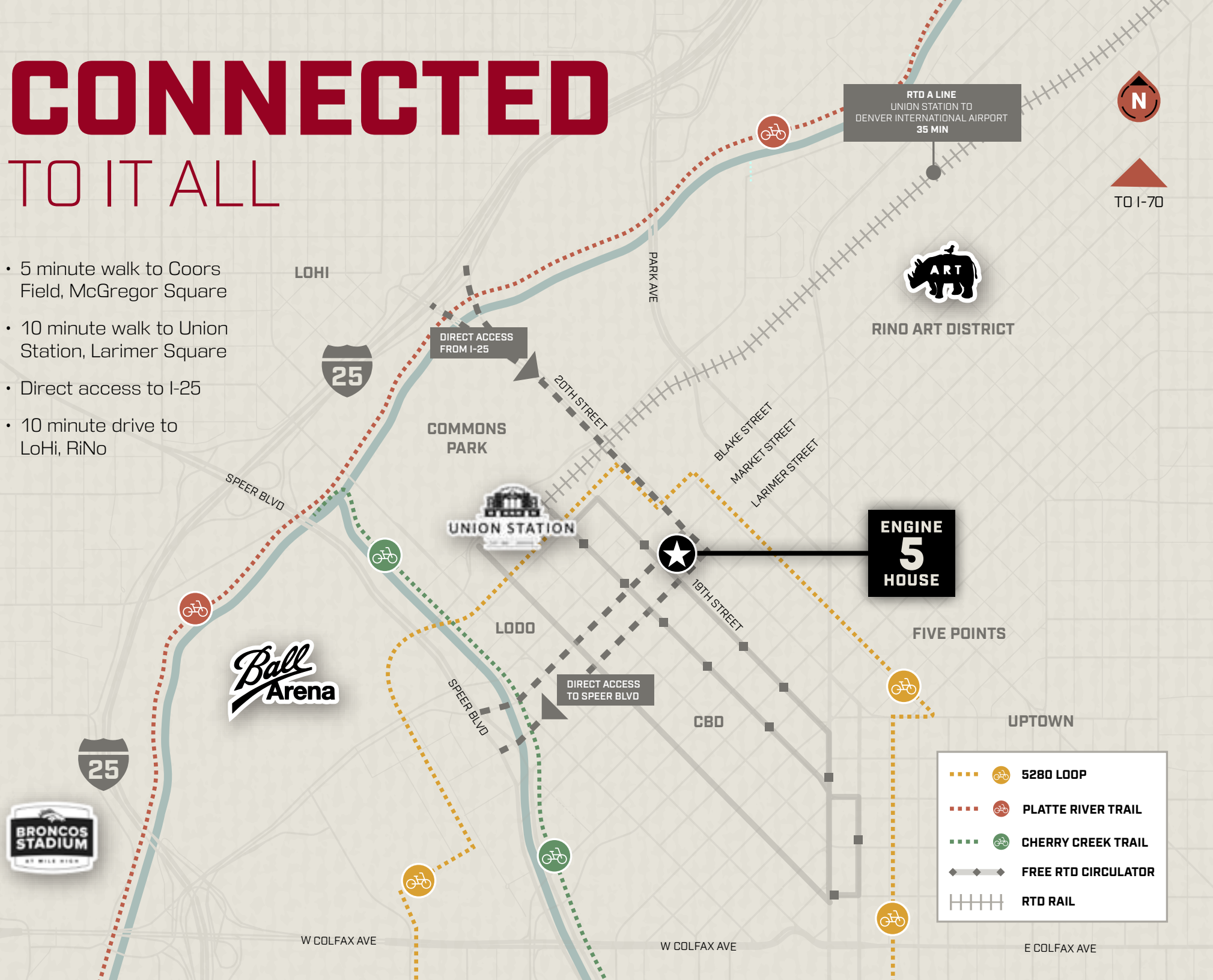
With trendy dining options, exclusive nightlife venues, and a thriving arts and cultural scene, LoDo offers non-stop excitement. Engine House No. 5 puts you at the heart of the action and just steps away from iconic landmarks including Coors Field, Dairy Block, Union Station, McGregor Square, and Larimer Square. Don't miss the chance to immerse yourself in the energy and excitement of Downtown Denver.





CONNECTED TO IT ALL

- 5 minute walk to Coors Field, McGregor Square
- 10 minute walk to Union Station, Larimer Square
- Direct access to I-25
- 10 minute drive to LoHi, RiNo





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