

OFFICE CONDO FOR SALE OR LEASE
SELLER FINANCING AVAILABLE



PRICE REDUCED! | NOW AVAILABLE FOR LEASE!

TAXI 2

3457 Ringsby Ct UNIT 209, Denver, CO 80216

New Price: **\$699,000 SF** ~~\$755,000 SF~~

Lease Rate: **\$5,500/Month Gross**



HENRY GROUP
REAL ESTATE

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OFFERING SUMMARY

Henry Group is pleased to present 3457 Ringsby Court, Suite 209, Denver, CO 80216 for sale and lease. Unit 209 totals 1,890 SF and is situated within the TAXI campus, a large mixed-use community designed around social and creative collaboration in Denver's River North Arts District (RiNo). The TAXI campus, constructed between 2001 and 2018, features 9 buildings, approximately 150 businesses, and around 300 residents. Suite 209 is located within TAXI 2, a 100,000 SF building with four (4) floors of commercial and residential condos. **Seller Financing is available.**

LOCATION DESCRIPTION

TAXI 2 is located in the RiNo neighborhood of Denver, an area known for its interesting blend of urban charm and unique industrial revivals. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo also hosts a mix of creative businesses, breweries and distillers, and coffee shops.

PROPERTY HIGHLIGHTS

- Landlord is motivated and will consider month-to-month, short-term, or long-term leases.
- Open layout office plan with individual work stations
- Conference/meeting area with reception desk and built-in storage/shelving
- Ample parking with four (4) deeded surface spots
- Easy access to both I-70 and I-25 via Washington Street



OFFERING SUMMARY

Address	3457 Ringsby Court, Unit 209 Denver, CO 80216
Property Type	Office Condo
New Purchase Price	\$699,000 \$369.84 PSF (Seller Financing Available)
Lease Rate	\$5,500/Month Gross
Total Unit SF	1,890 SF





**RIVER NORTH
ART DISTRICT**

**UNION
STATION**
4 TAXI

 **COORS FIELD**

 **38TH & BLAKE
LIGHT RAIL STATION**



**TAXI
CAMPUS**

 **BLUE MOON
BREWING COMPANY**

 **NATURAL
GROCERS**

 **THE BUTCHER
BLOCK CAFE**

**RiNo
ART PARK**

**RiNo
SPORTS
ARENA**

 **VIB
BEST WESTERN**

**PEDESTRIAN
BRIDGE**

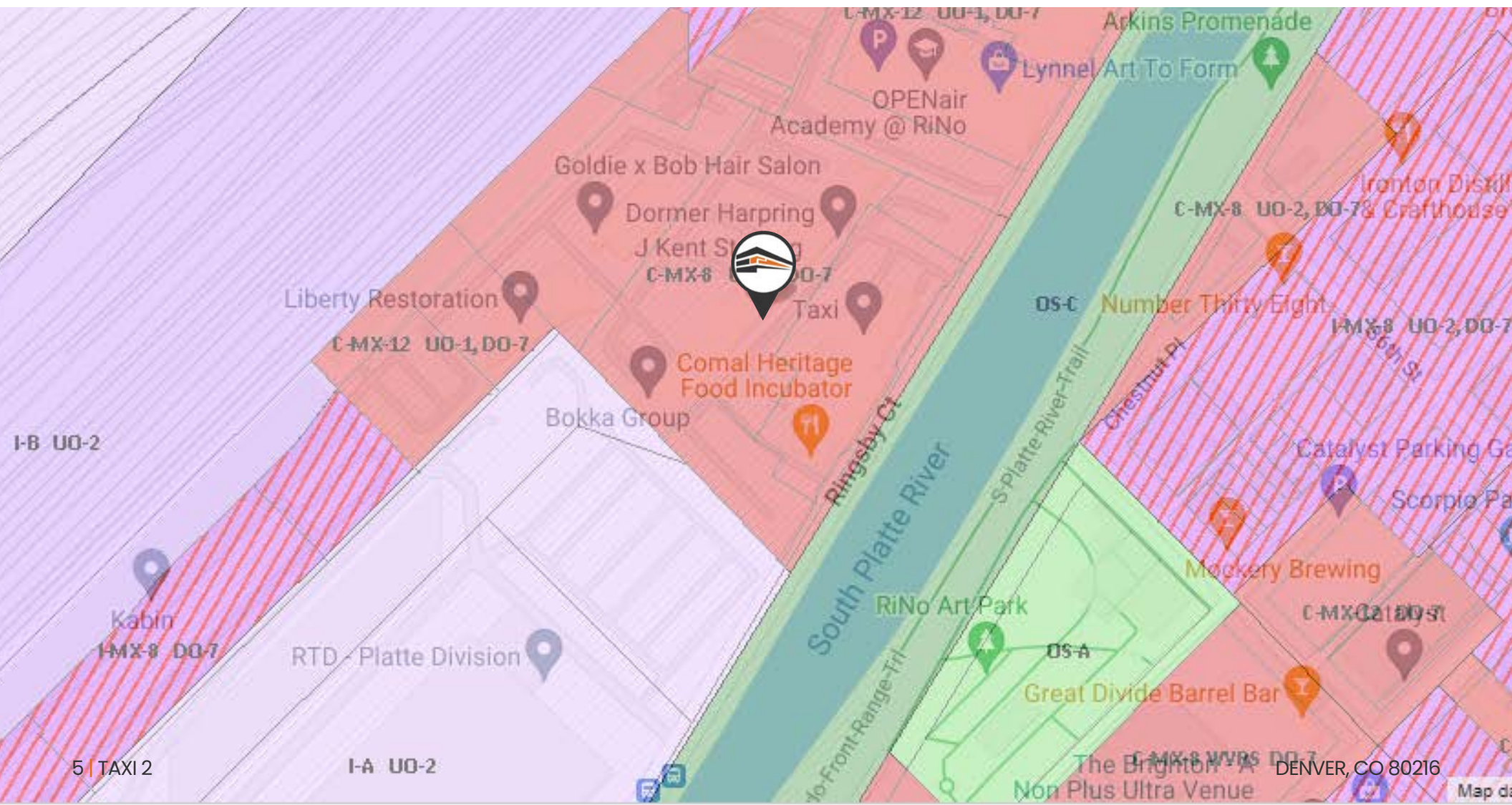
 **THE SOURCE
HOTEL**
Safta

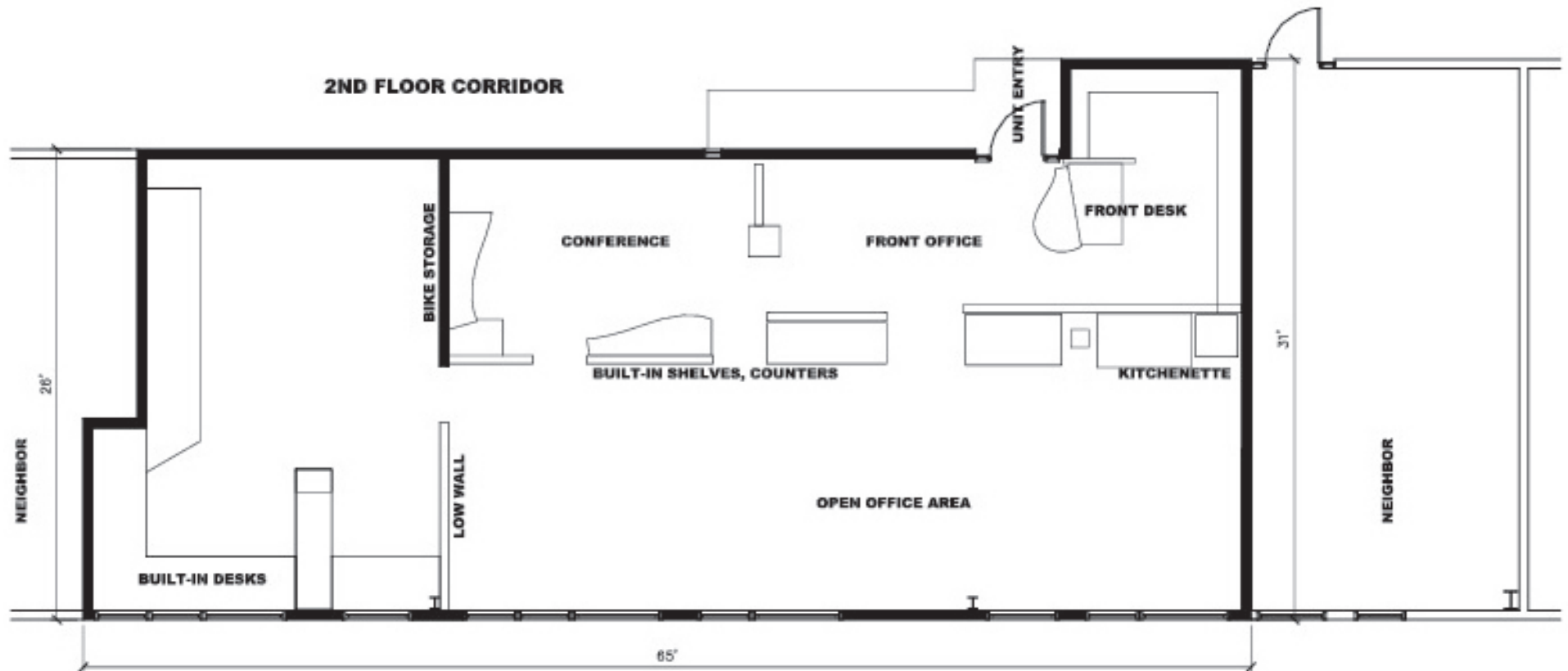
 **ZEPPELIN
STATION**

C-MX-8 ZONING

[CLICK HERE](#)

[DENVER ZONING CODE](#)









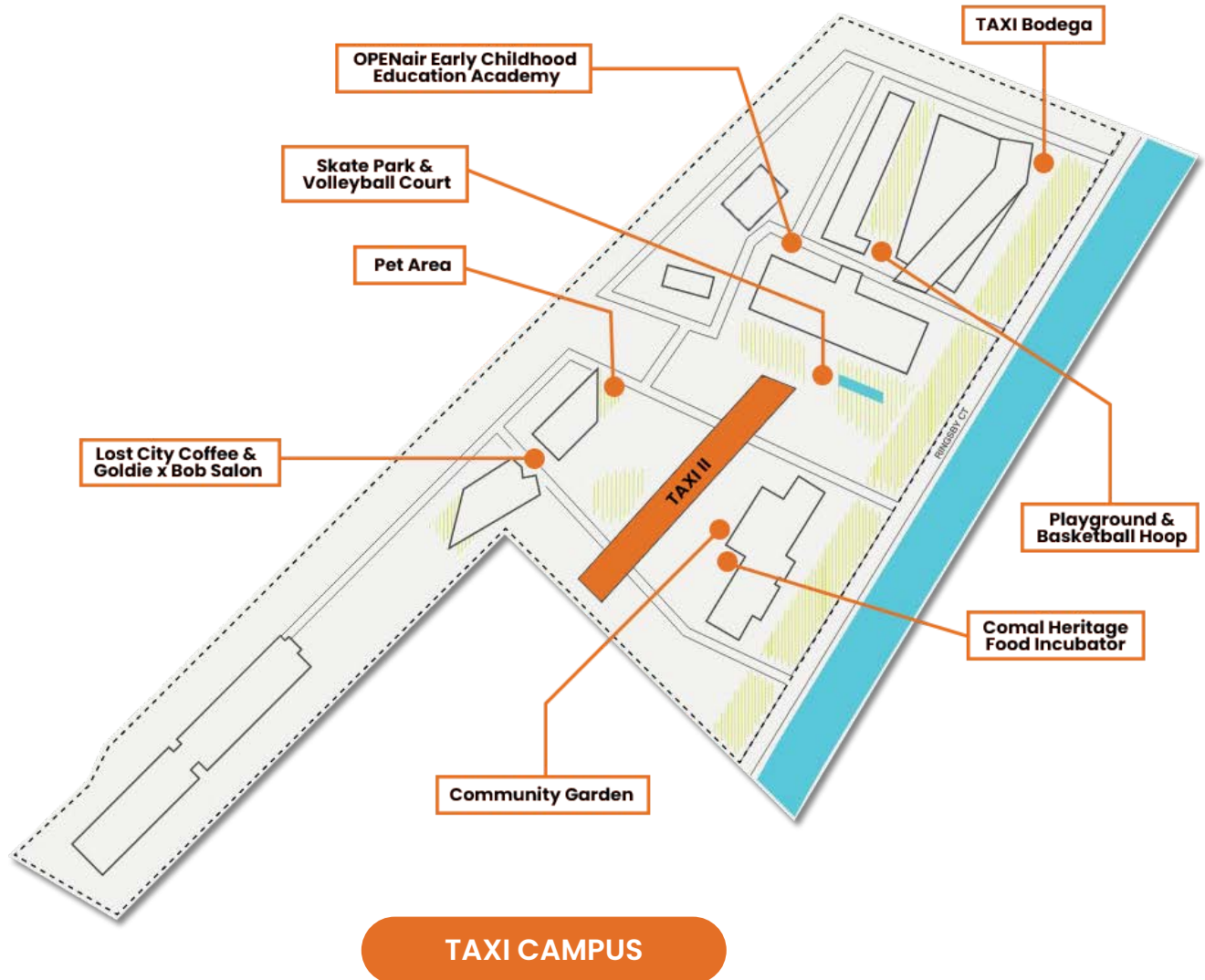


ABOUT

Once home to Denver's Yellow Cab Depot, Zeppelin Development has transformed TAXI campus to its current thriving state with nine buildings, 150 businesses and 300 full-time residents. The diverse community continues to grow focusing on new structures and amenities that facilitate relationships and collaboration, making it much more than a place to live or work.

OTHER AMENITIES

-  Large Conference Room w/ Presentation Screen
-  Kitchen w/Dishwasher
-  Community Garden
-  Skate Park







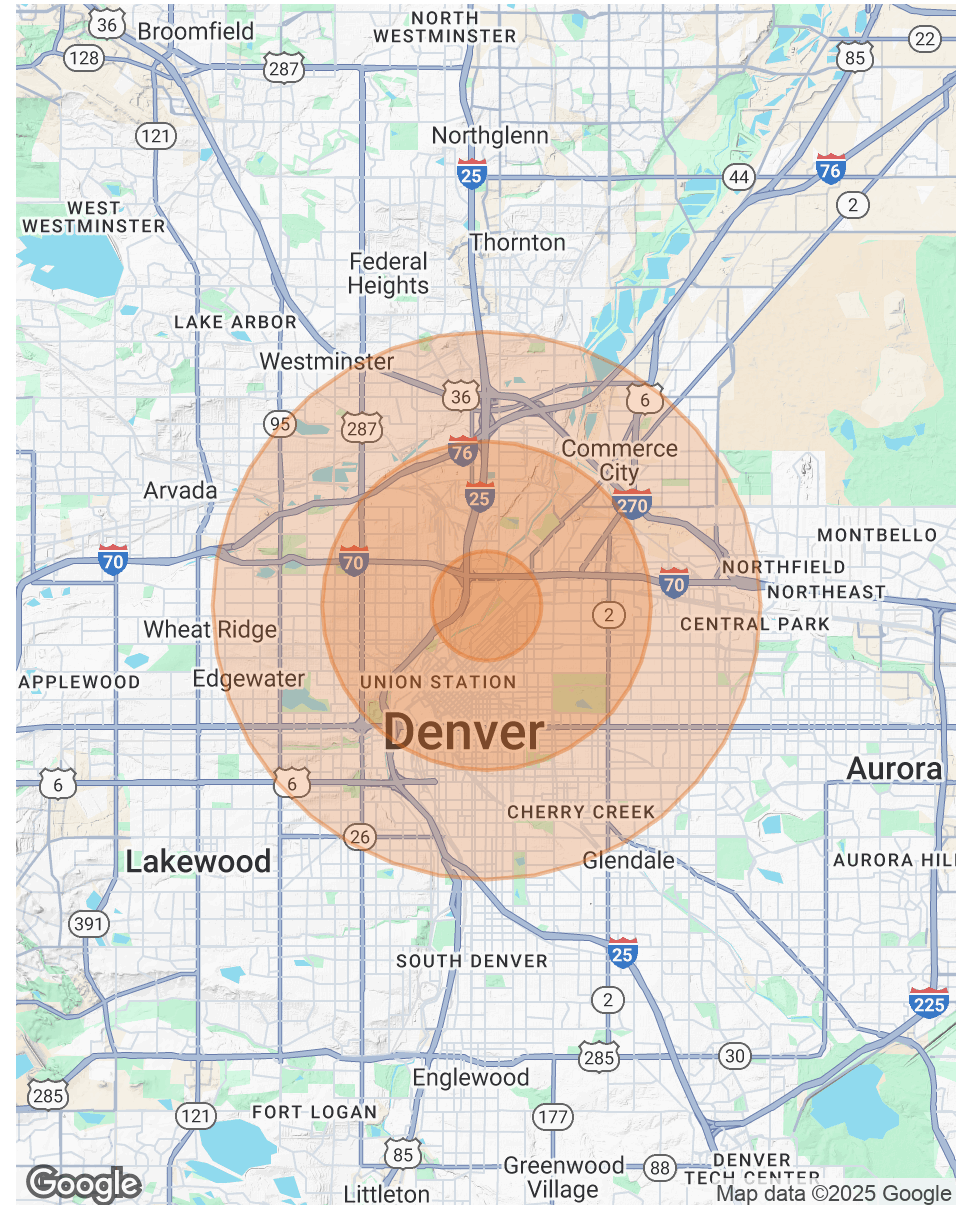
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,945	177,712	450,472
Average Age	35	37	38
Average Age (Male)	35	38	38
Average Age (Female)	34	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,513	93,556	210,724
# of Persons per HH	2.1	1.9	2.1
Average HH Income	\$117,281	\$125,657	\$124,528
Average House Value	\$644,176	\$796,574	\$764,015

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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