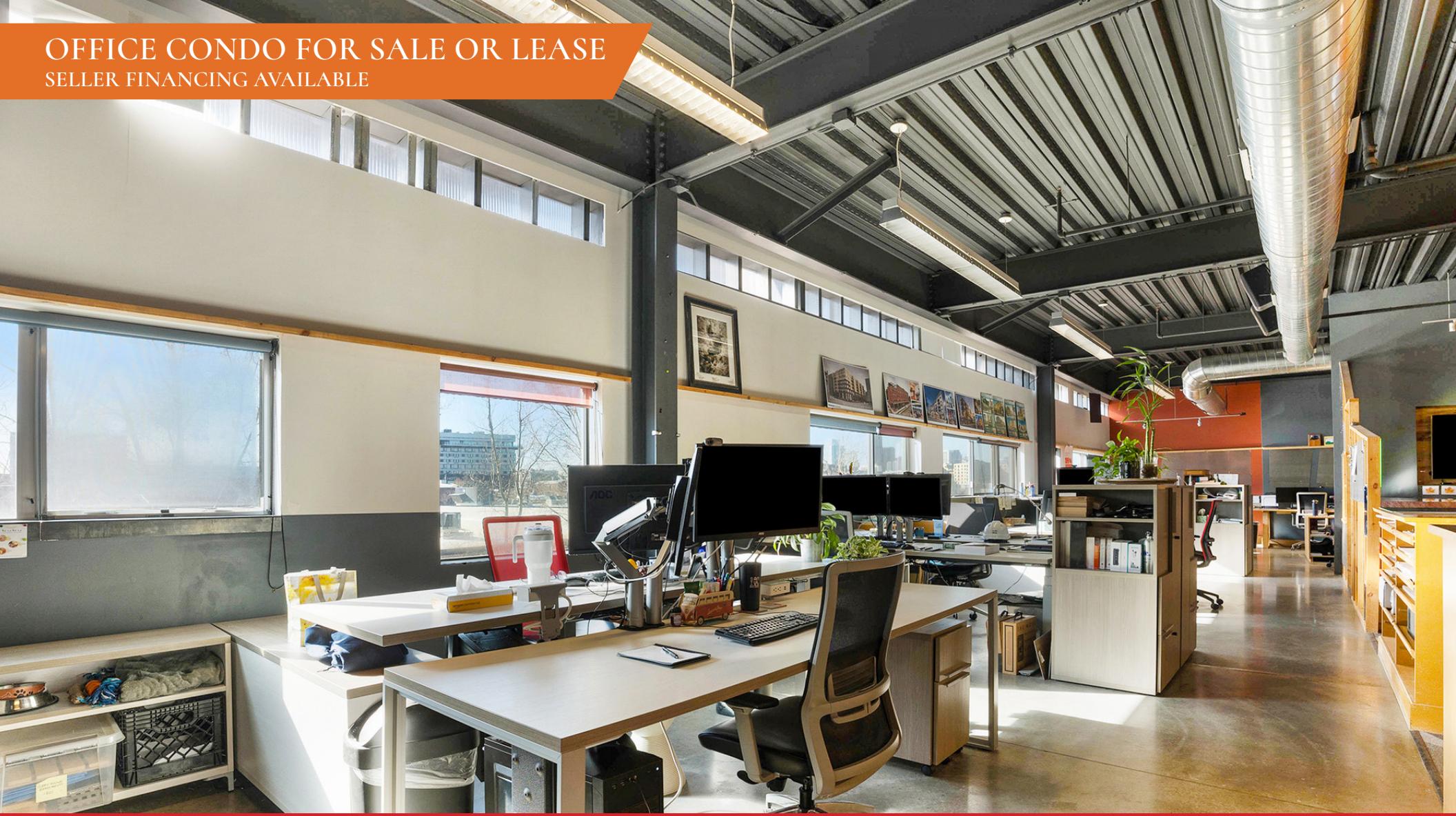


OFFICE CONDO FOR SALE OR LEASE
SELLER FINANCING AVAILABLE



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

Boston Weir Principal | Boston@henrygroupre.com | 303.327.8753
Patrick Henry Principal | Patrick@henrygroupre.com | 303.625.7444
Parker Beasley Broker Associate | parker@henrygroupre.com | 303.625.7444

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



HENRY GROUP
REAL ESTATE

LOCATION MAP





HENRY GROUP
REAL ESTATE

AREA MAP





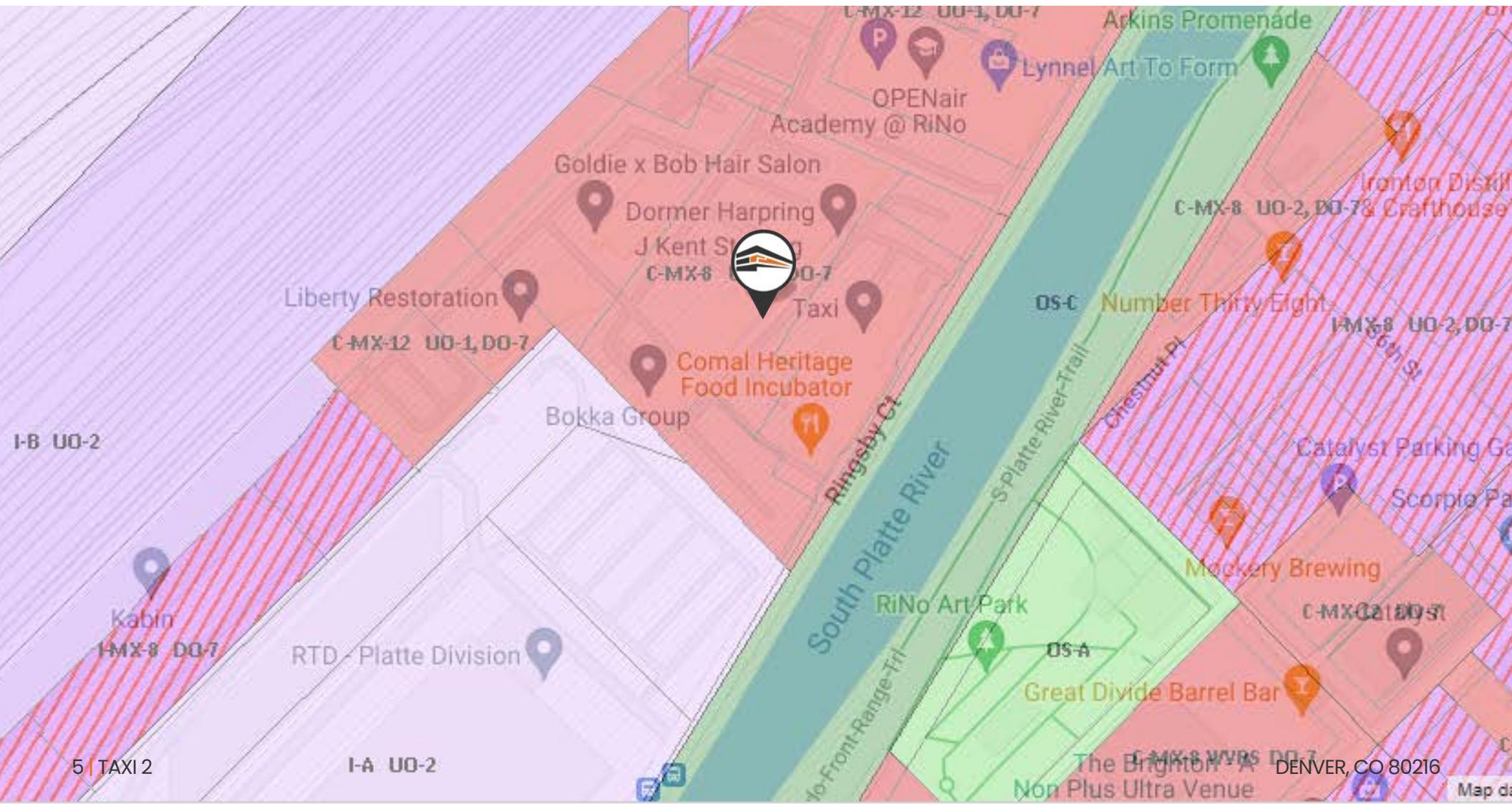
HENRY GROUP REAL ESTATE

ZONING MAP

C-MX-8 ZONING

CLICK HERE

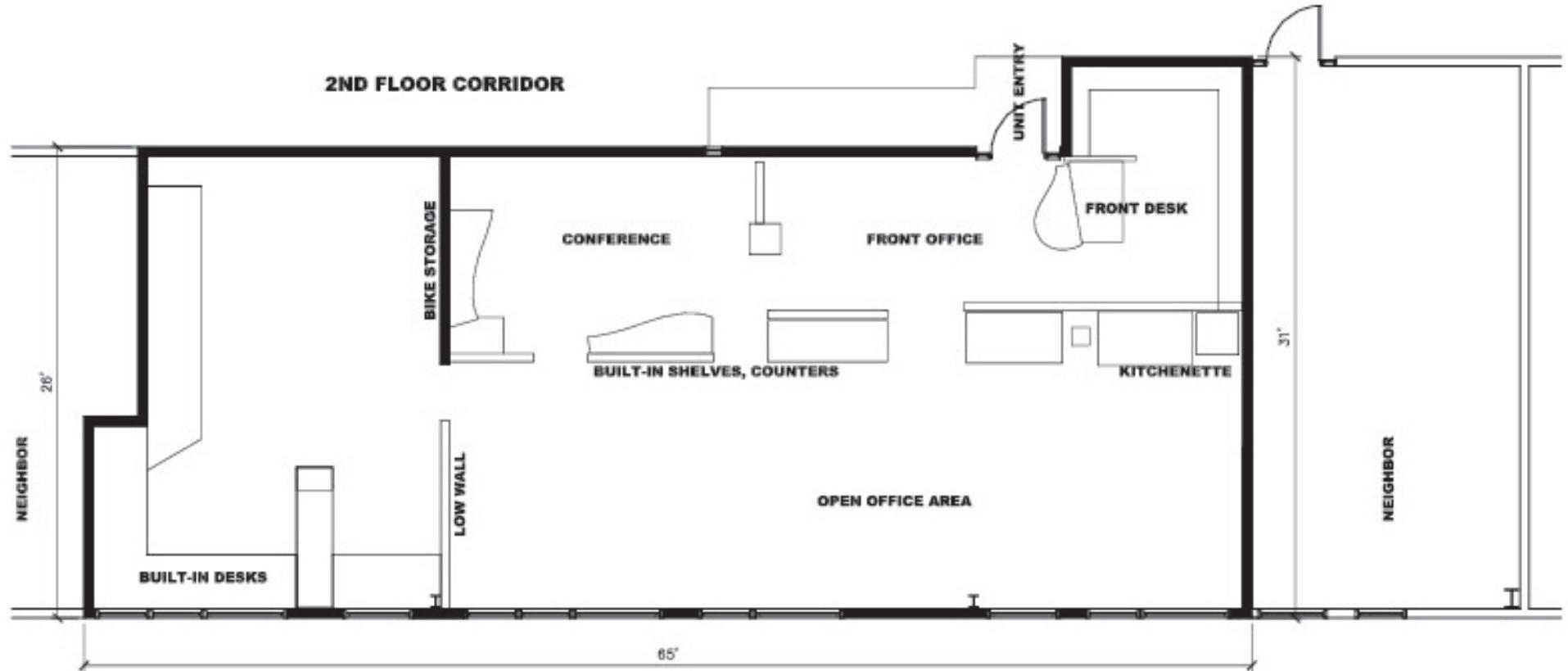
DENVER ZONING CODE





HENRY GROUP
REAL ESTATE

FLOOR PLAN





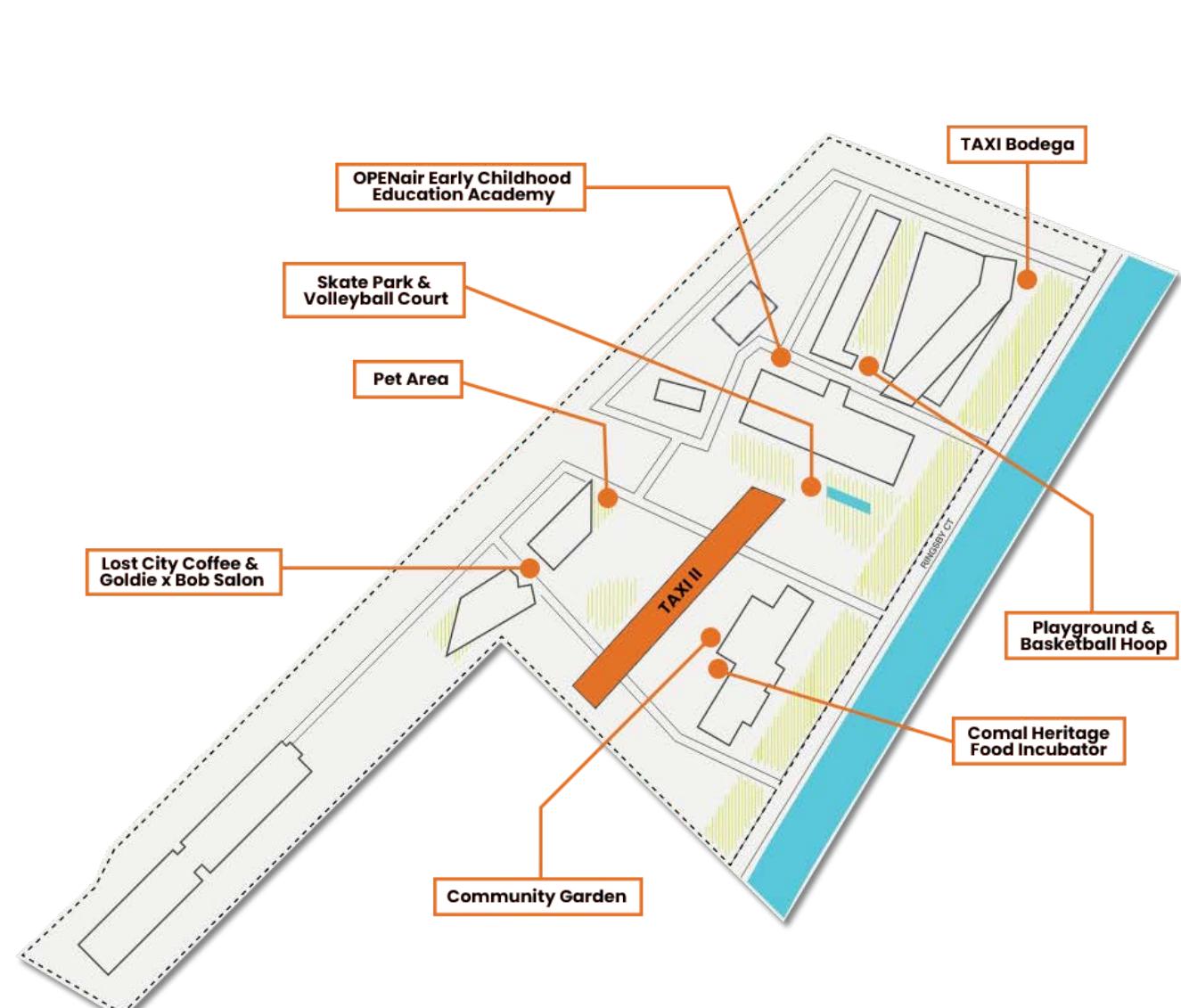


ABOUT

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

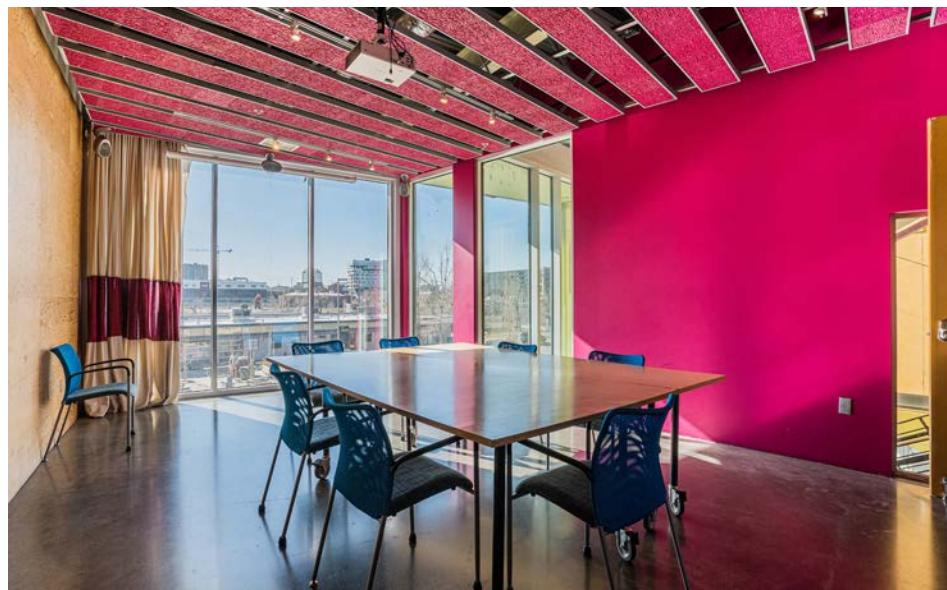


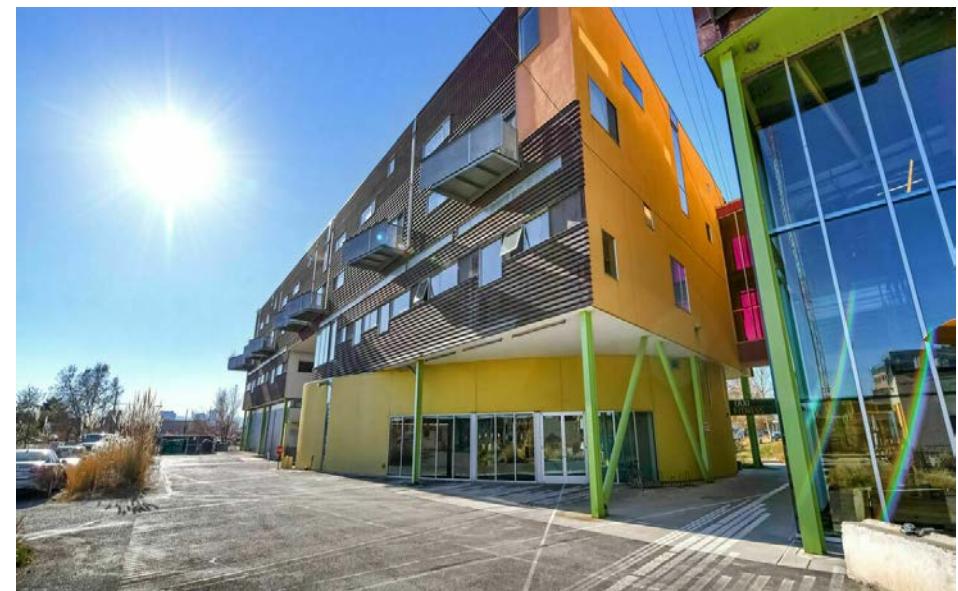
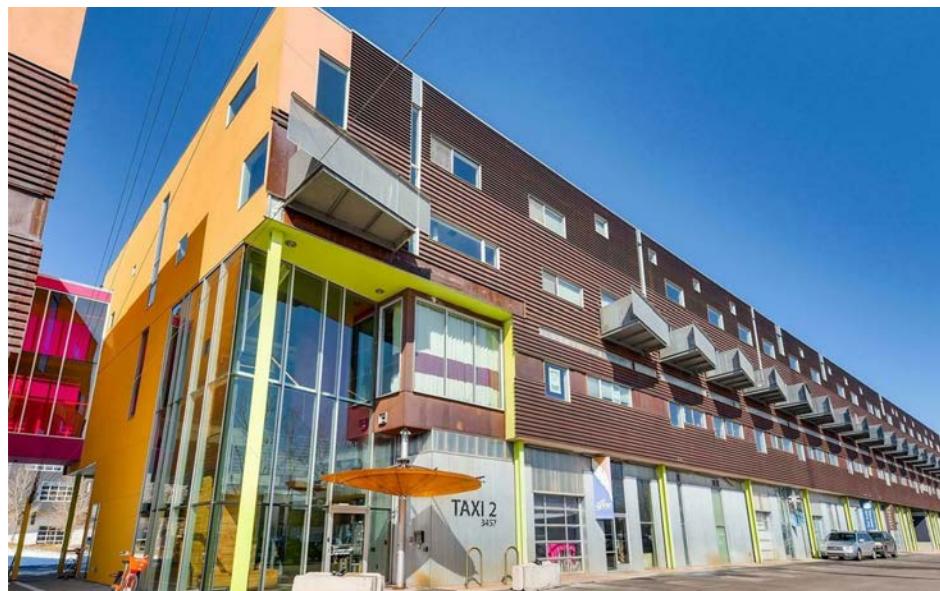
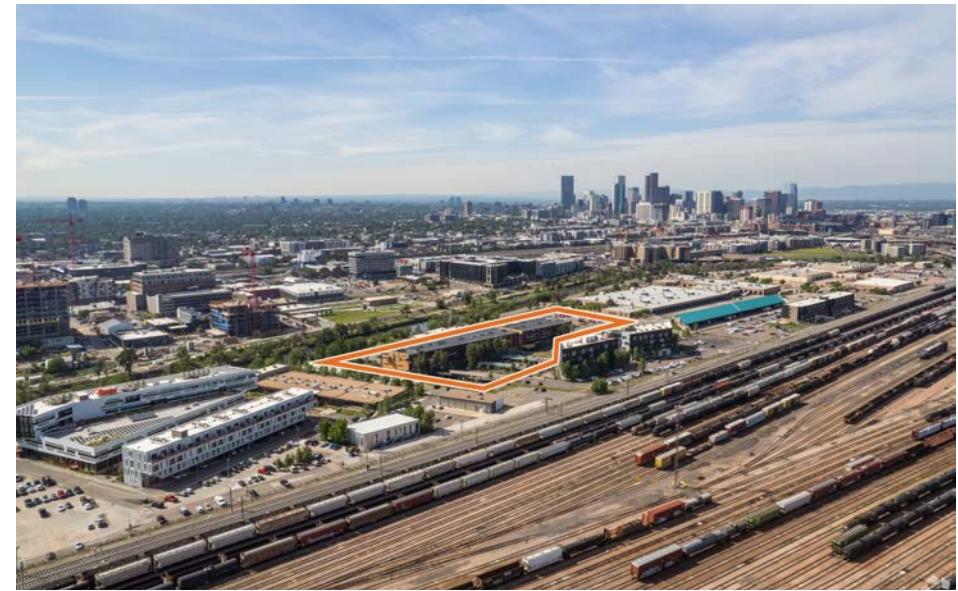
TAXI CAMPUS



HENRY GROUP
REAL ESTATE

INTERIOR PHOTOS





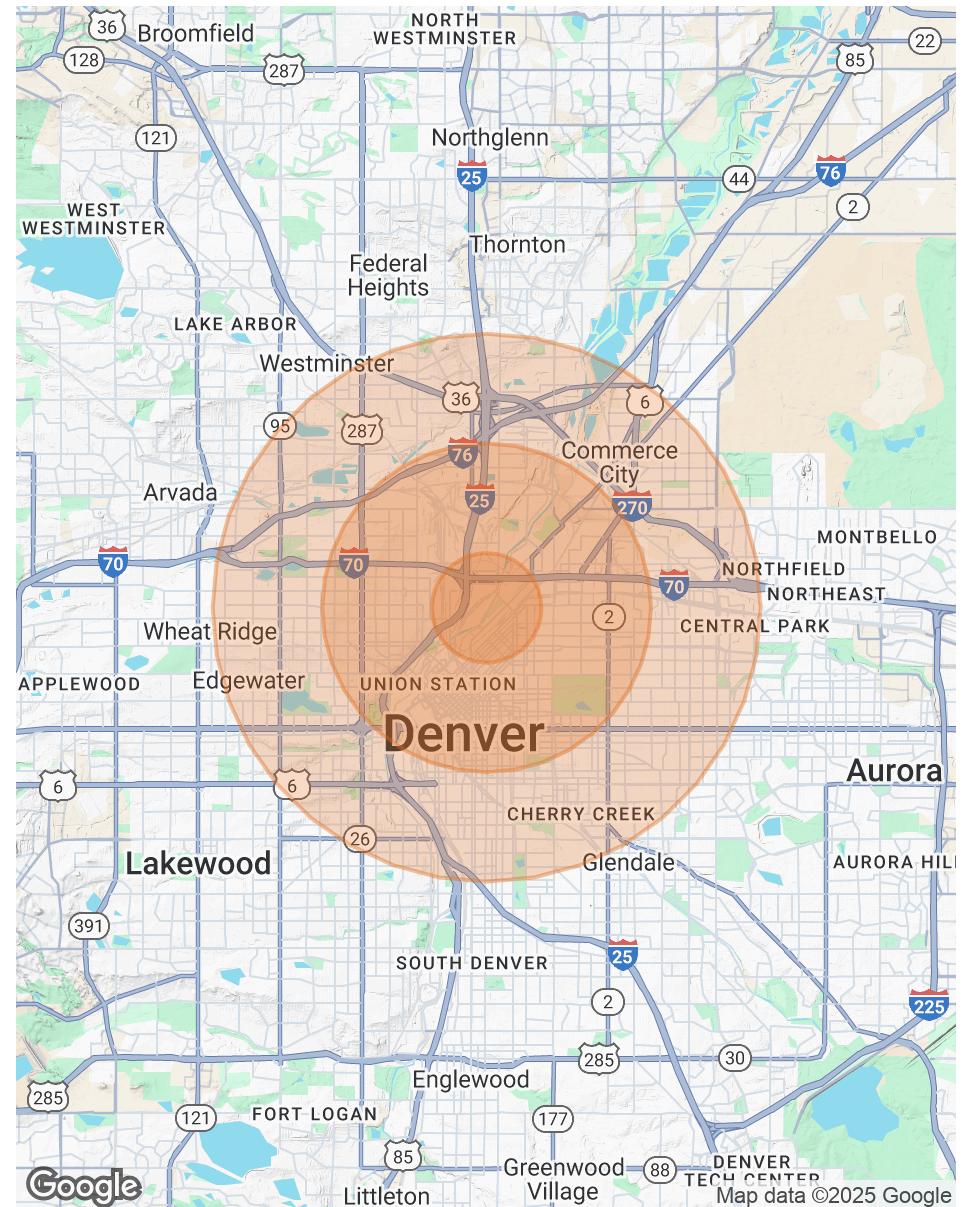
POPULATION

	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



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com