



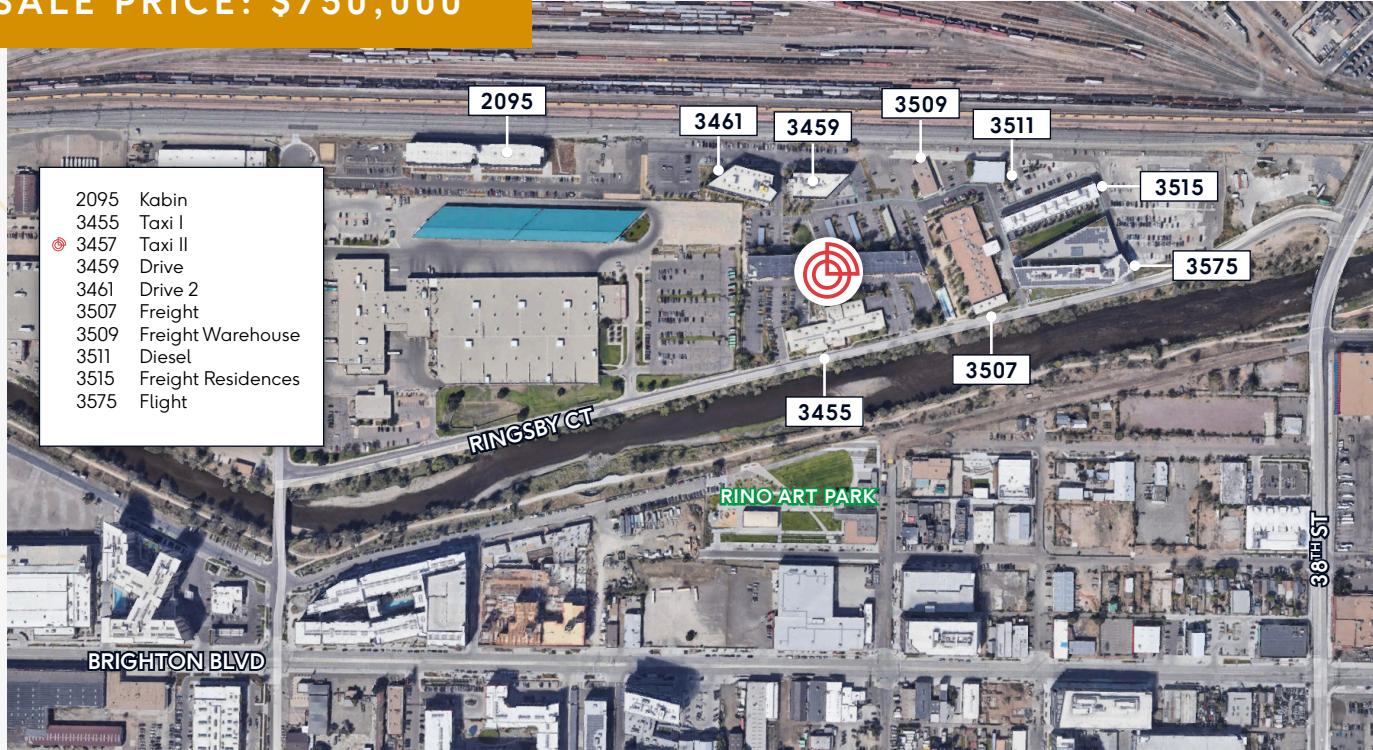
1,931 SF OF RINO OFFICE FOR SALE

RINO Office For Sale in Taxi 2

3457 RINGSBY CT • DENVER, CO



SALE PRICE: \$750,000



Community Amenities Designed for Collaboration

- Swimming pool
- Fitness & steam rooms
- OPEN air Early childhood education academy
- Artist in residence
- Taxi Lounge
- Lost City Denver Cafe
- Goldie x Bob hair salon
- Community garden
- Maker space
- Verbena Restaurant
- Playground, basketball and sand volleyball courts
- Pet friendly buildings and on site dog park
- Multiple creative apartment communities

Unit 203 LEASED

- **Leased:** 698 SF
- **Rate:** \$2,000 Monthly
- **Term:** Through March 31, 2026
- Open floor plan with reception desk & storage, and floor-to-ceiling windows
- One parking space included
- Utilities included

Unit 205 LEASED

- **Leased:** 1,233 SF
- **Rate:** \$2,000 Monthly
- **Term:** Through August 30, 2026
- Reception, conference room, kitchenette and open workspace
- Two parking spaces included
- Utilities included

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Demographics

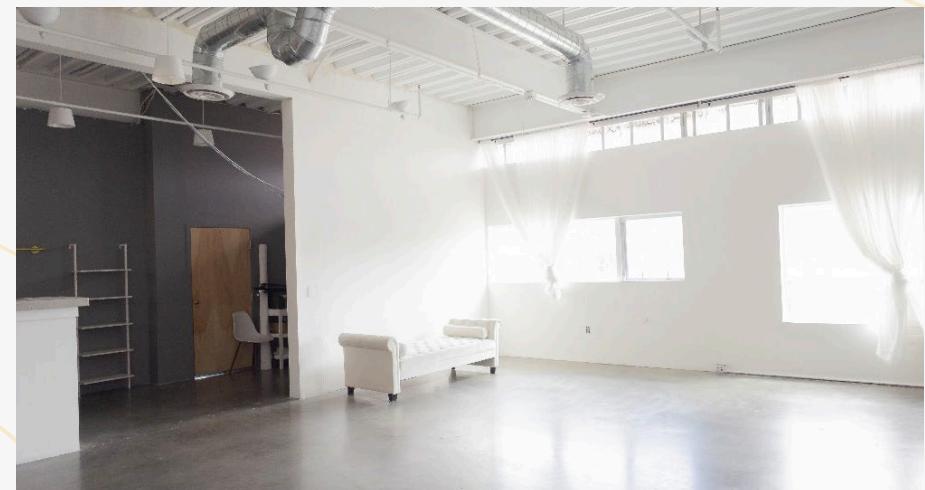
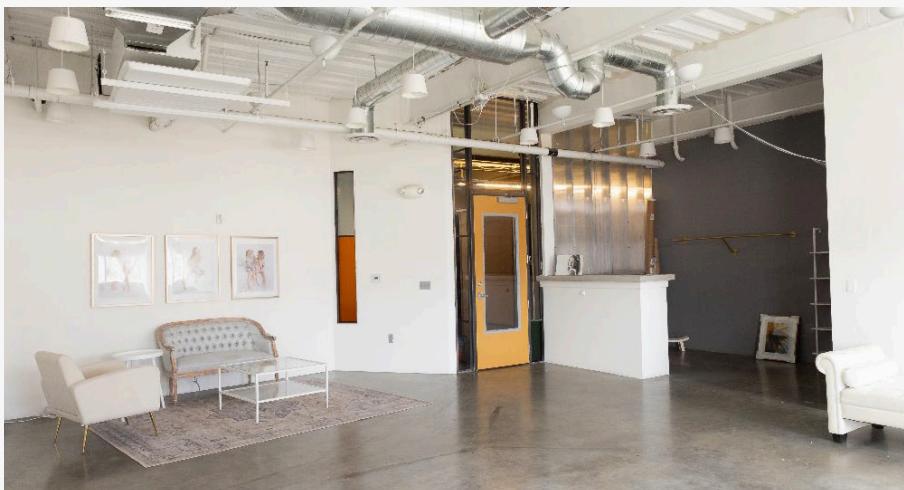
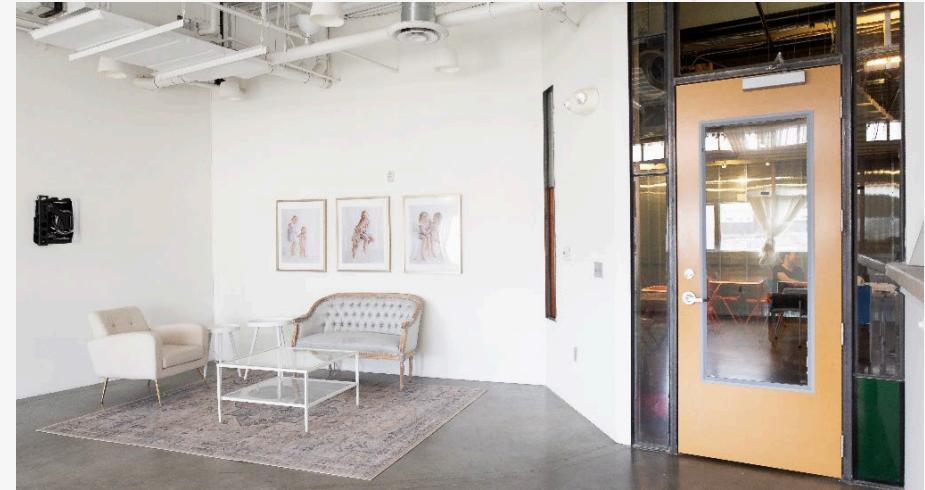
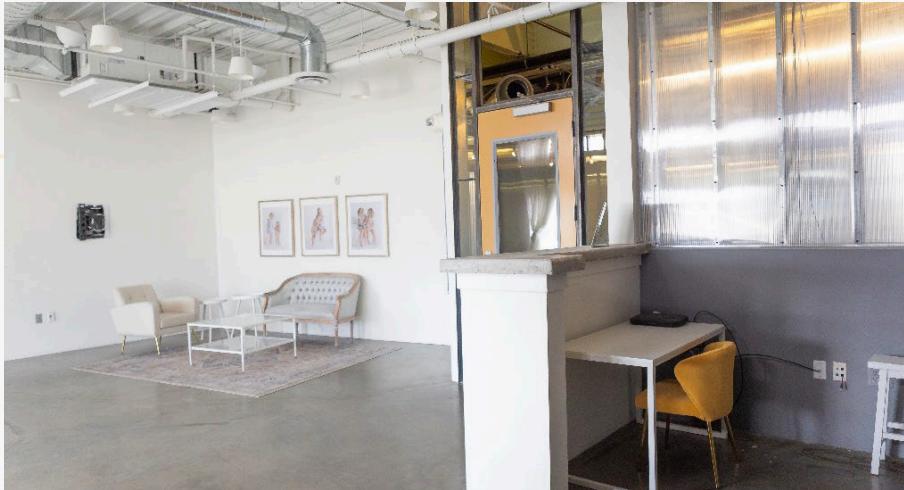
	1 MILE	3 MILE	5 MILE
2022 Resi. Population	4,377	7,853	9,107
Daytime Employees	3,580	5,862	6,367
Total Households	2,046	3,655	4,221
Avg. HH Income	\$71,136	\$76,060	\$77,051

Year: 2022 | Source: Costar

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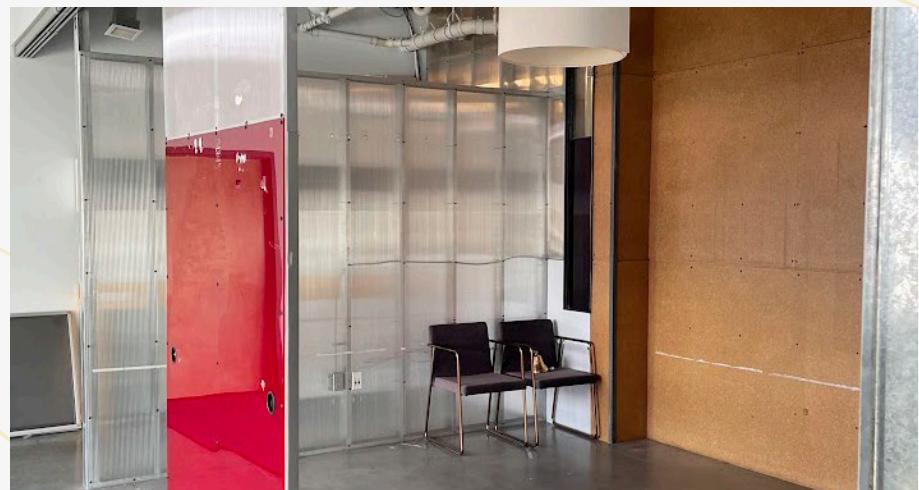
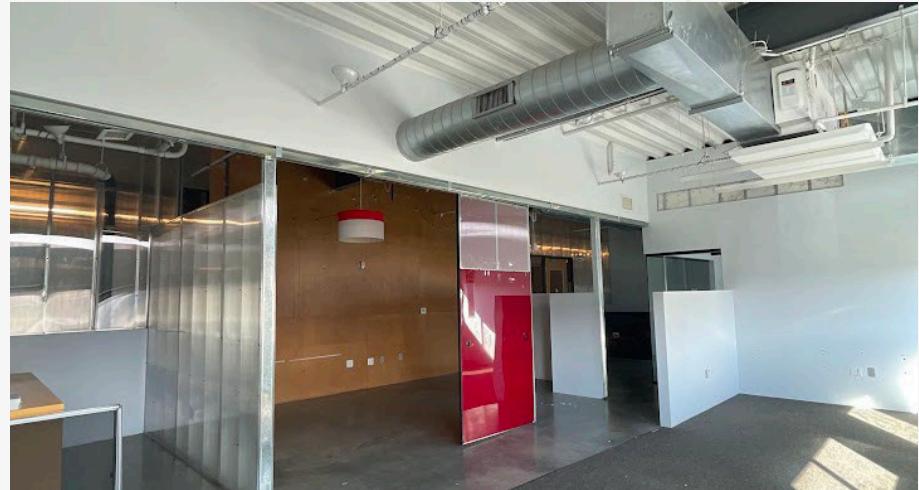
UNIT 203 PHOTOS



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