

# SIGN A DEAL BY THE END OF Q2

and enjoy up to 5 tickets to Vail and Breck 2025 wine festival & a \$5K moving allowance.



## 3457 RINGSBY CT. UNIT 107

Denver | Colorado 80216

### FOR SALE OR LEASE | FULLY FURNISHED OPPORTUNITY

Operable overhead door allowing for fresh air into the premises

#### SPACE HIGHLIGHTS

SPACE  
**2,589 RSF**

REDUCED  
LEASE RATE  
**\$32.50/SF**  
(FSG)

AVAILABLE  
**NOW**

SALE PRICE  
**\$1,000,000**

PARKING  
**5 FREE SPACES**  
PLUS FREE VISITOR  
PARKING

#### SPACE DETAILS

- | Direct controlled access
- | Open layout with 2nd level mezzanine floor
- | 18 Desks - all equipped with sit/stand capabilities
- | 8 person conference room
- | Large private office
- | Storage
- | Breakroom
- | Private in-suite restroom

#### PROPERTY HIGHLIGHTS

- | Accessibility to all common amenities within Taxi development, including fitness facility with showers and lockers, common conference room, sauna and pool
- | Close proximity to numerous nearby restaurants and shops
- | Great accessibility to I25 & I70, RTD & Bus Routes
- | Early Childhood Education Center on-site

**ABBY PATTILLO**  
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**ZAC BLAHA**  
303 283 4597  
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**COLLIERS**  
4643 South Ulster Street  
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Denver, CO 80237

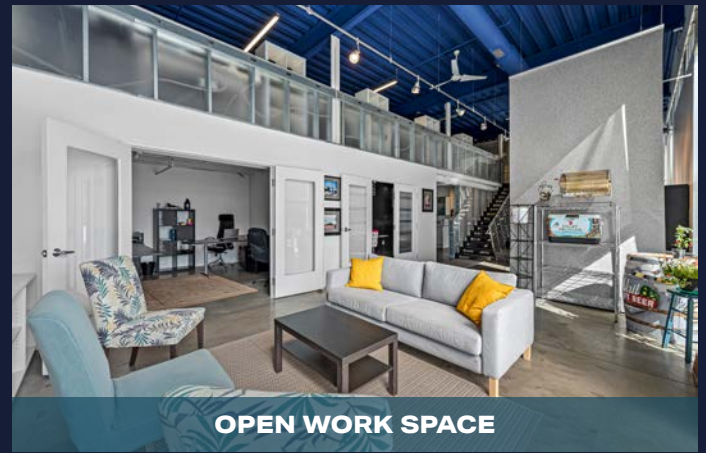
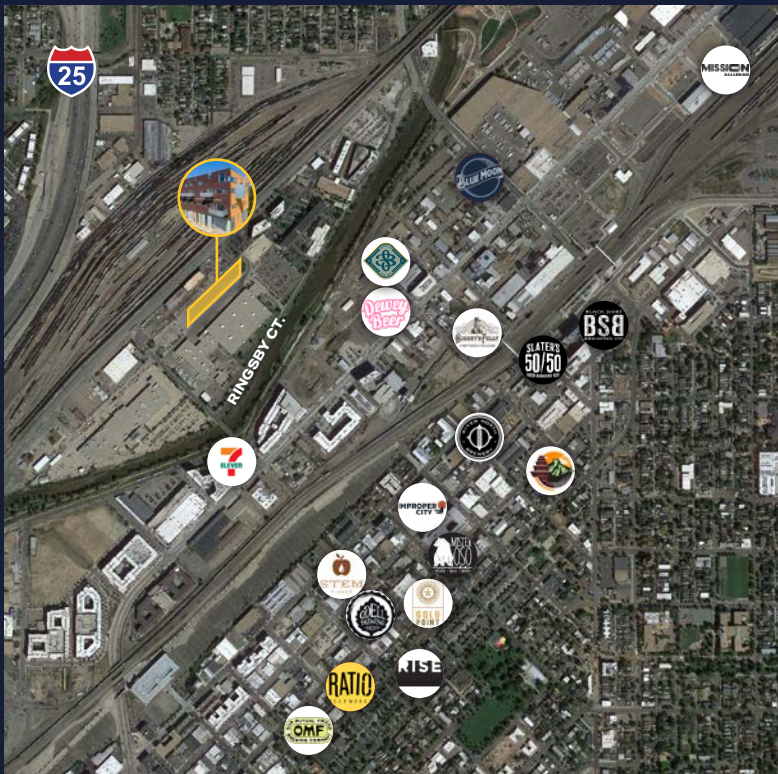






## Virtual Tour Link

<https://my.matterport.com/show/?m=NxYiivYABE7>

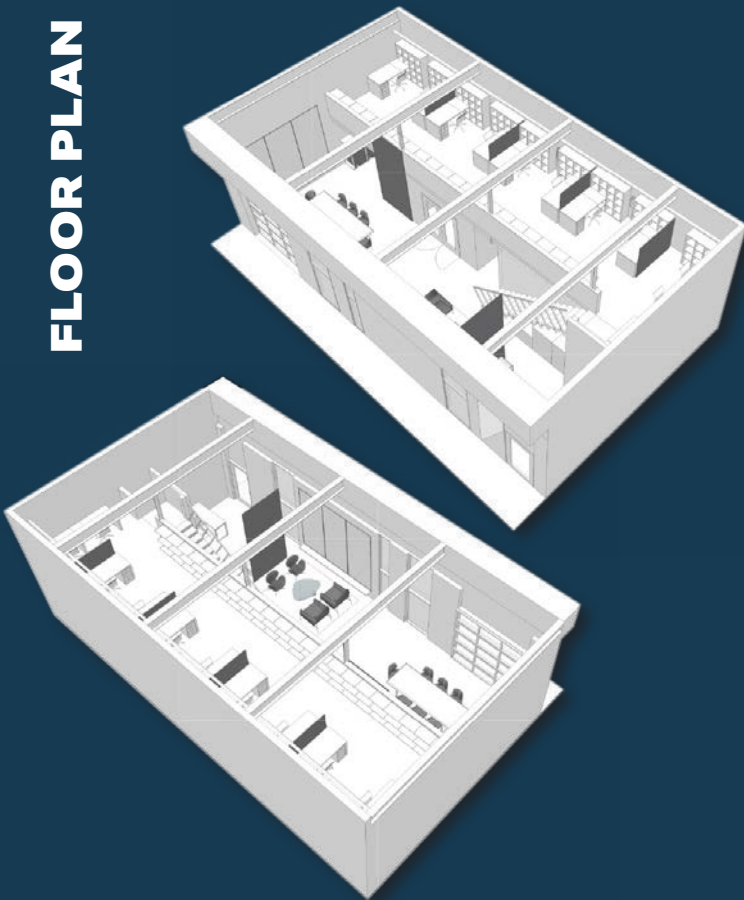


**OPEN WORK SPACE**



**CONFERENCE ROOM**

## FLOOR PLAN



**ROLL-UP DOOR CREATES INDOOR/  
OUTDOOR WORK ENVIRONMENT**



**BREAKROOM/KITCHENETTE**



