



3457 RINGSBY COURT | UNIT 223 | DENVER, CO 80216



Darrin Revious, Vice President
303.962.9568 | DRevious@PinnacleREA.com

PROPERTY OVERVIEW

3457 RINGSBY COURT #223

Denver, Colorado 80216

LIST PRICE: \$998,500
FOR LEASE: \$25/SF FSG

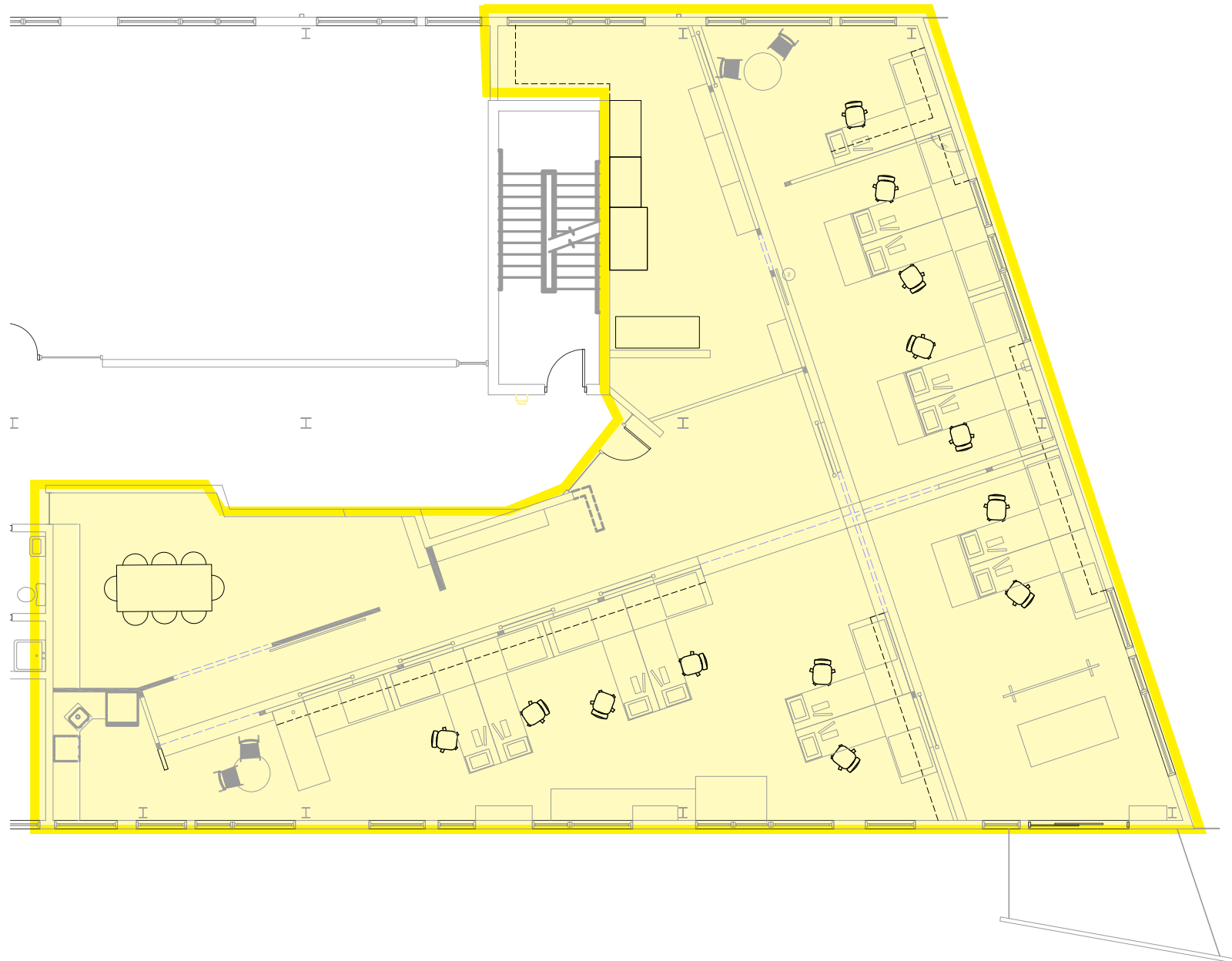
Building Type:	Office Condo
Building Size:	100,000 SF (3 stories)
Unit Size:	3,350 USF/3,980 RSF
Parking:	8 Dedicated Spaces
Zoning:	C-MX-8
Construction Type:	Heavy Steel
YOC:	2007
Property Taxes (2023):	\$33,641 (\$8.45/SF)

PROPERTY HIGHLIGHTS

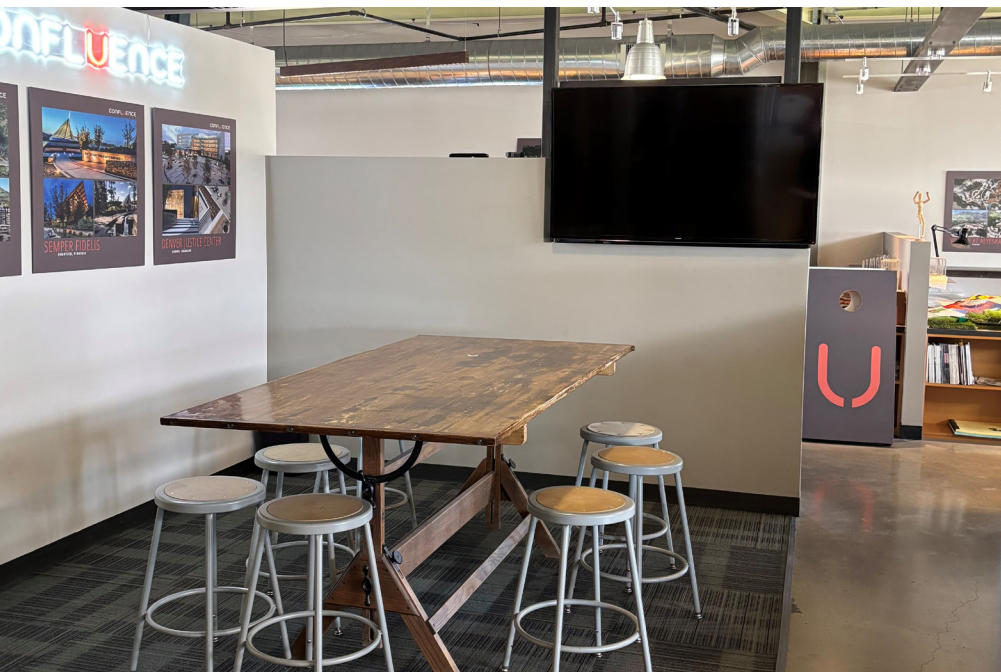
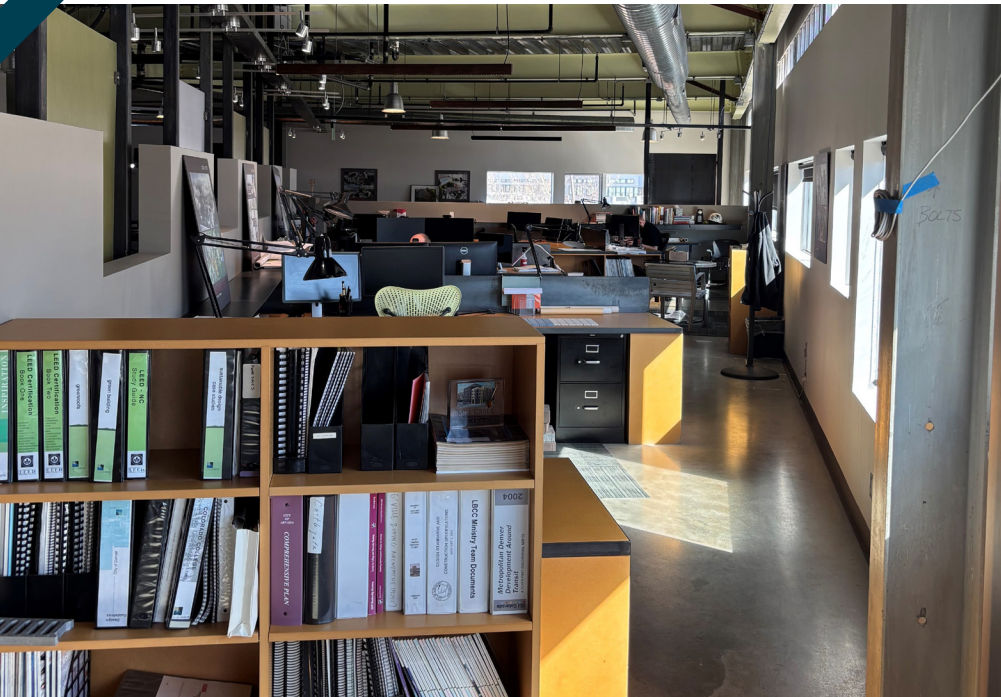
- Great ceiling height and window lines
- Large staircase from main lobby to walk vs. elevators
- Multiple shared conference rooms across campus
- Potential division into three separate units
- Numerous living units nearby
- Walking distance to Brighton Blvd., RiNo and 38th & Blake light rail station
- Direct connection to regional bike trail system
- Nearby private childcare facility
- Exterior balcony with great city and mountain views
- Ample on-site visitor parking
- Nearby coffee shop & restaurants
- Built in work stations



PROPERTY OVERVIEW



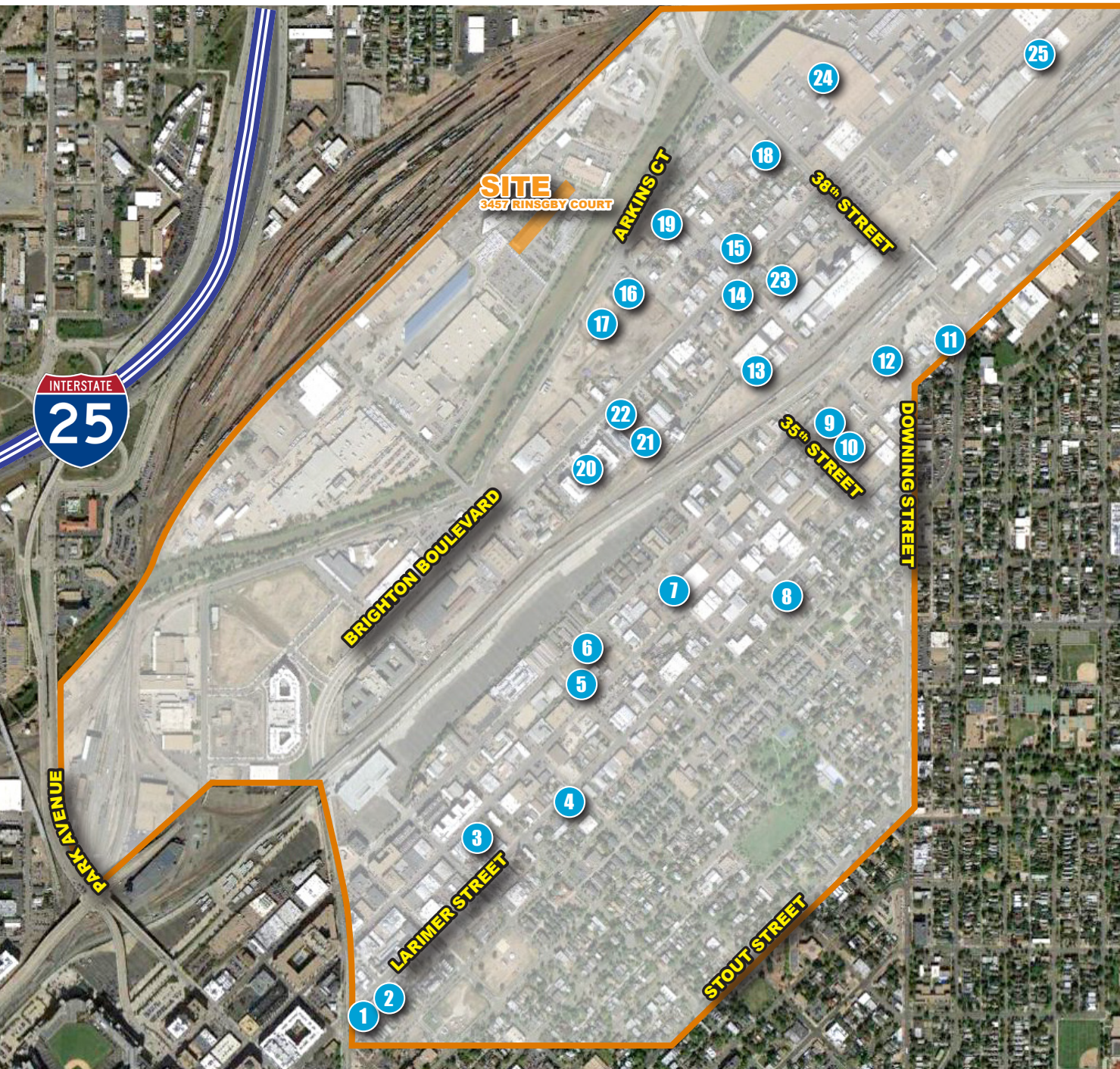
PROPERTY OVERVIEW



LOCATION OVERVIEW

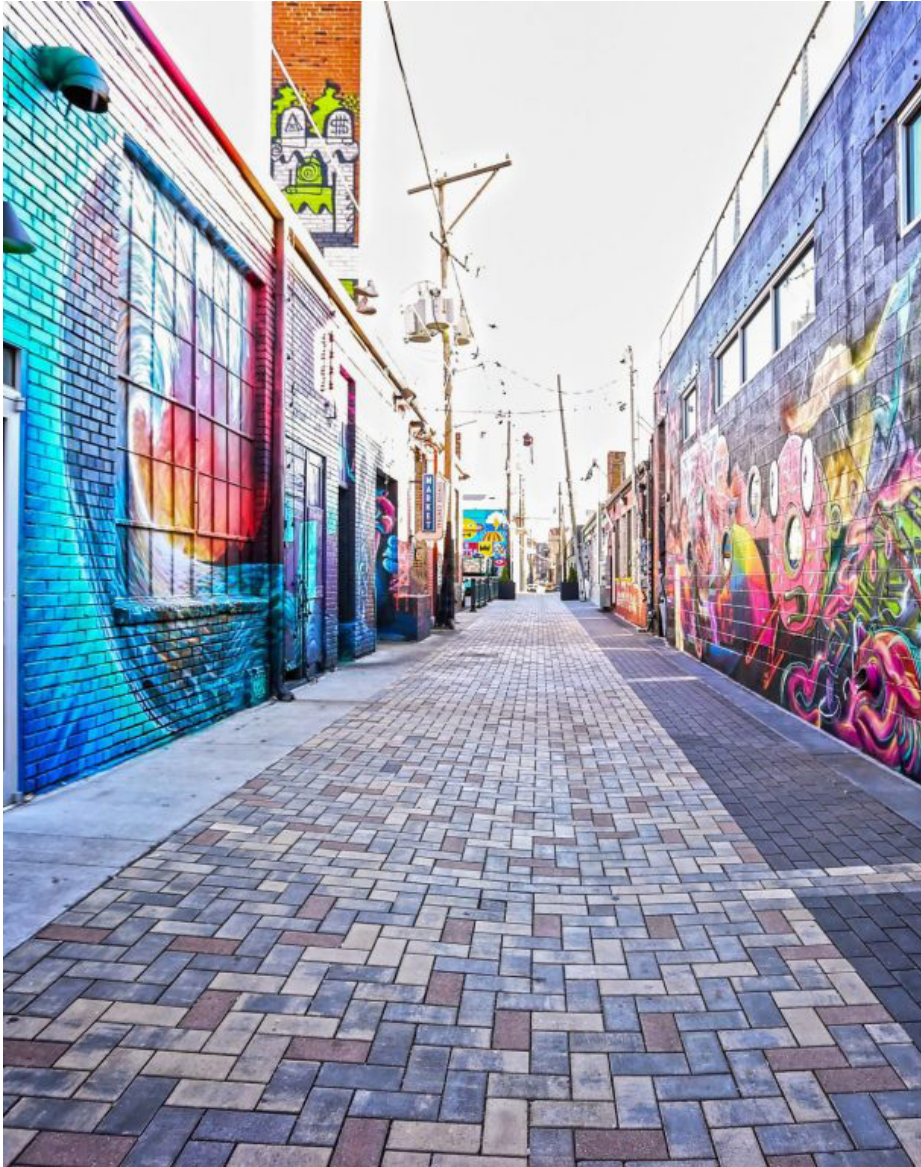


AREA OVERVIEW

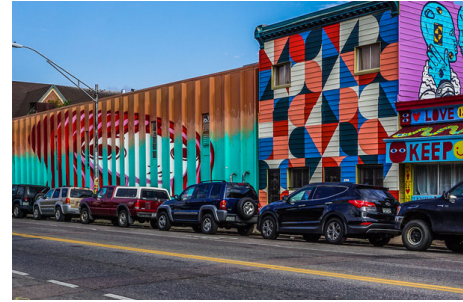


- 1 Gum Pop Presents
- 2 The Ramble Hotel
- 3 Larimer Lounge
- 4 Beacon Rino
- 5 Quixotic Entertainment
- 6 Backyard on Blake
- 7 Improper City
- 8 The Summit Church
- 9 Shine Music
- 10 Reelworks
- 11 Catbird Hotel
- 12 The Hub
- 13 Zeppelin Station
- 14 Vib Hotel
- 15 Cambria Hotel Denver RiNo
- 16 RiNo ArtPark
- 17 Truss House
- 18 Blue Moon Brewery & Entertainment District
- 19 Number Thirty Eight
- 20 Block 32 at Rino
- 21 The Source
- 22 Safta
- 23 Rino Sports Arena
- 24 Pepsi Bottling Company
- 25 Mission Ballroom

AREA OVERVIEW



RiNo Neighborhood



The River North Art District “where art is made” goes by the nickname of “RiNo” and has even adopted a rhino design for its official logo, so look for creative rhinos in art and signage all around the neighborhood! The district’s interesting blend of urban charm and unique industrial revival makes it a great destination for visitors.



The trendy River North Art District features contemporary art galleries and hip concert venues in revamped industrial buildings. Food halls include Denver Central Market and The Source, a buzzy indoor venue with eclectic products and a bar for small plates and craft beer. Known for its colorful murals, Upper Larimer Street also has cocktail lounges, brewpubs with patios and late-night food trucks

Recognition

Lonely Planet named River North one of the top 10 neighborhoods to visit in the U.S. “Even as The Mile High City expands, RiNo still clings to its punk-rock roots. You’ll find it in the street murals that seem to pop up overnight, in the experimental galleries that play open house on Friday nights, and in the innovative food halls and rockabilly microbrews that play host to the city’s young, bold and tattooed. [RiNo] is playing center stage for the resurgent arts and cultural scenes that have transformed D-Town into the cultural dynamo of the American West.” – Greg Benchwick



Darrin Revious, Vice President
303.962.9568 | DRevious@PinnacleREA.com

One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.PinnacleREA.com