

## **FOR SALE or LEASE: 2,589 SF Office/Retail Condo in RiNo's Taxi Community | 3457 Ringsby Ct, Suite 107, Denver, CO**



**Reduced Price! Must See!**



**LOCATION:** TAXI at River North (RiNo), ideally situated just North of Downtown Denver and easy access to I-25, I-70, Platte River trail, etc.

The TAXI Campus is a unique, lifestyle community and has a mix of offices, retail, and residences including ample parking at no charge.

**MANY AMENITIES:** Large fitness center with showers, lockers, sauna, 7 shared conference rooms, pool, restaurants/cafe, EV charging stations, dog park. In Denver Enterprise Zone (tax advantages).

**PARKING:** Overflow and visitor spaces plus 5 dedicated & assigned.

**TAXI 2, SUITE 107:** Individual Identity - Direct, street level entry and 24/7 controlled access. Distinctive unit with signage, efficient layout, kitchenette/break room, soundproof conference room, private office, restroom in suite, central HVAC. Move-in Ready!

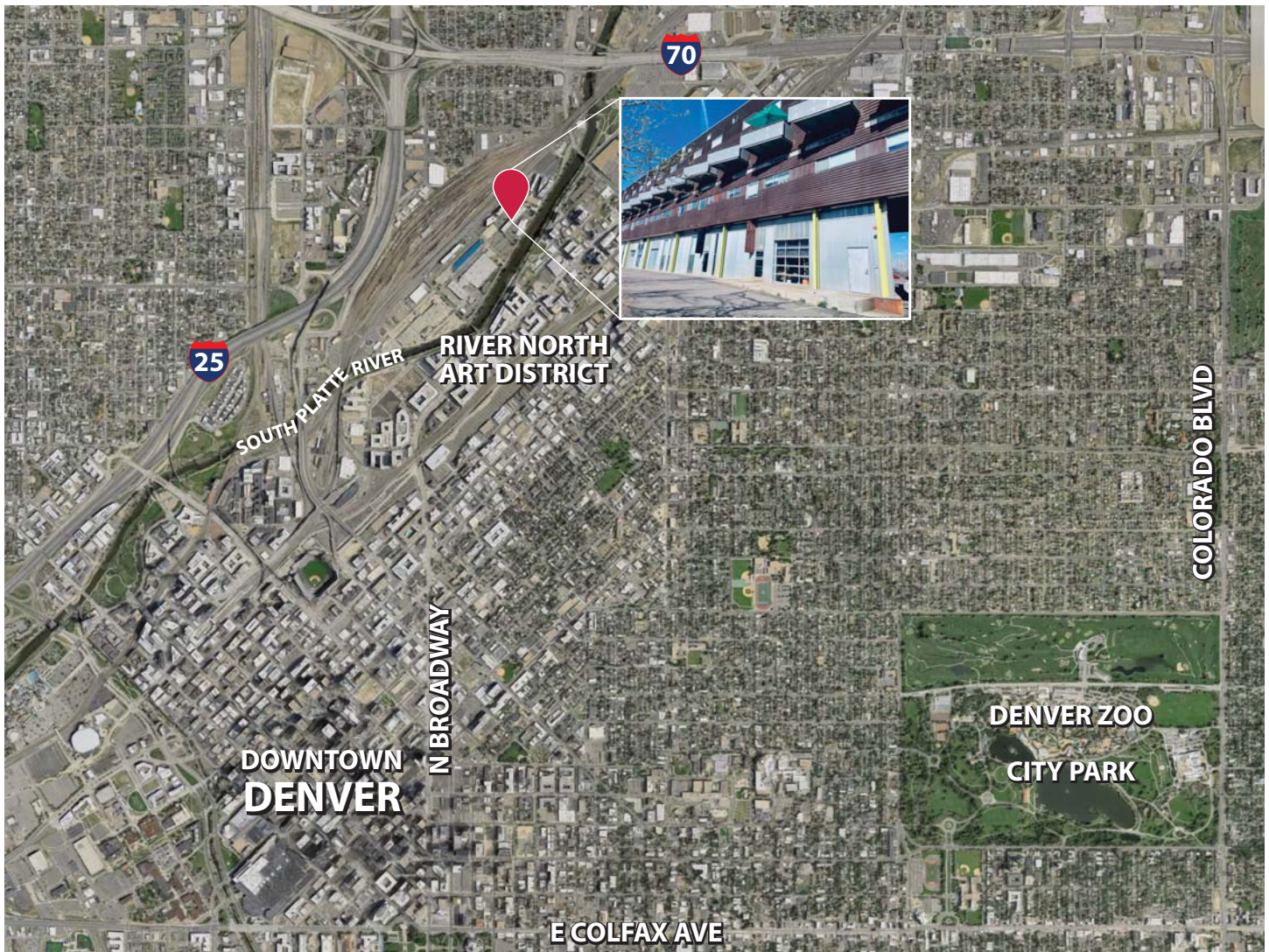
Inclusions: Nicely appointed furnishings throughout, lots of natural light, wired security system, and operable glass overhead door.

**NEW PRICE: \$895,000**  
**Lease Rate: \$25/SF/Yr Modified Gross**



**3457 Ringsby Court, Taxi 2, Suite 107, Denver, CO 80216**

**2,589 SF**



<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population	19,699	189,985	425,446
Median Age	34	36	37
Households	9,373	102,155	215,867
Average Household Income	\$129,360	\$128,870	\$130,508
Median Home Value	\$662K	\$724K	\$707K

Source: CoStar

Property Taxes, Annual: \$13,828. \$5.34/SF  
Business Owners Dues: \$11,592. \$4.48/SF

Although the information contained herein has been obtained from sources believed to be reliable, there's no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.