

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



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!

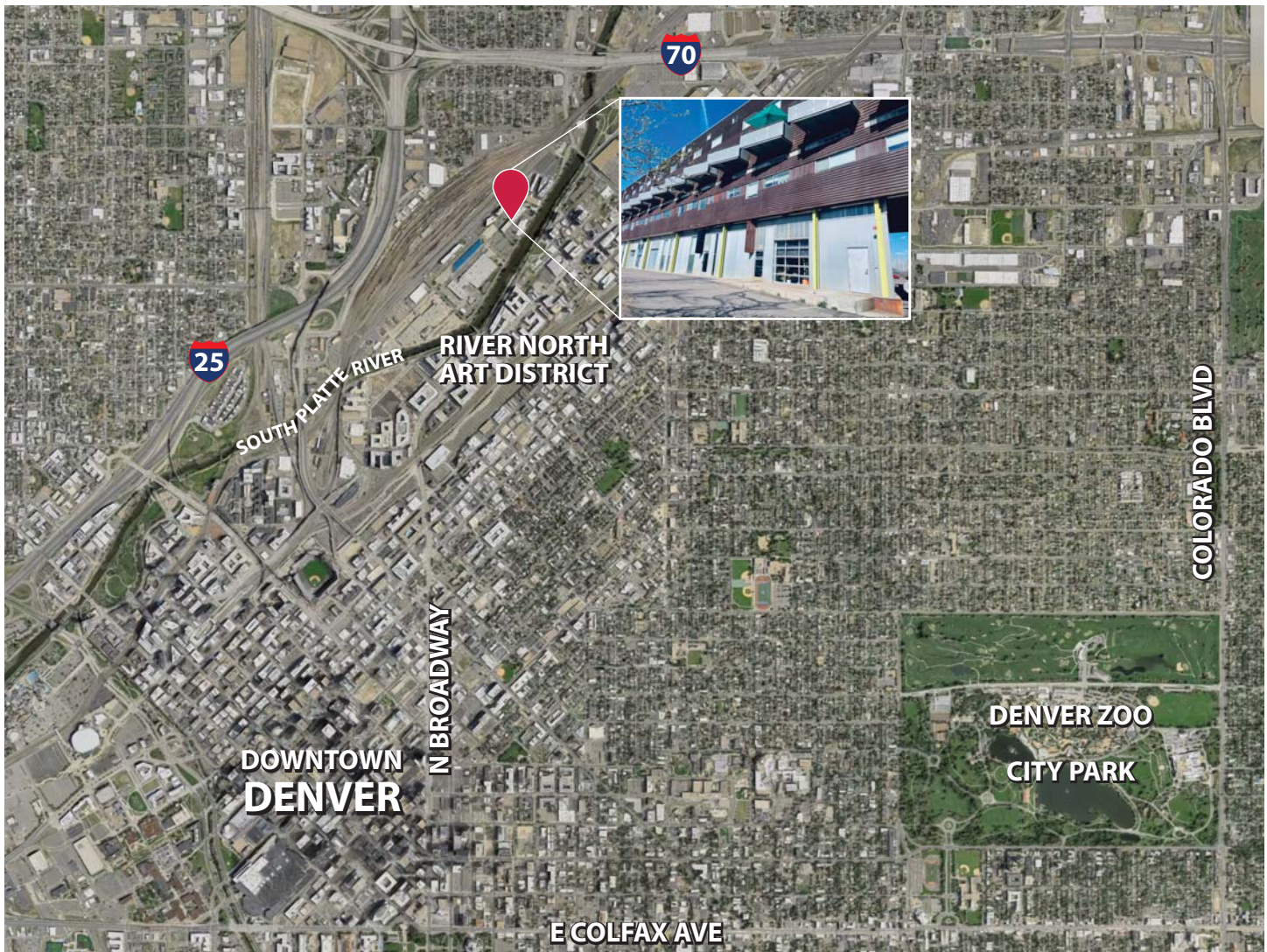
Inclusions: Nicely appointed furnishings throughout, lots of natural light, wired security system, and operable glass overhead door.



PRICE: \$949,000
Lease Rate: \$25/SF Modified Gross

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

2,589 SF



DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
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

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