

DIESEL



WITHIN THE TAXI CAMPUS IN RINO

3511 Ringsby Court | #101 | Denver, CO 80216



VIEW
VIRTUAL TOUR



\$1,397,000 FOR SALE
+/-3,260 SF TURN-KEY OFFICE

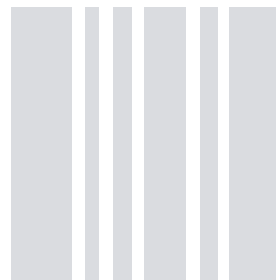
Nestled in Denver’s dynamic River North Arts District, this modern office building is a perfect blend of style and convenience. It features high ceilings, an open floorplan, and chic design elements creating an inviting workspace. Key amenities include ample parking, ample natural light, and sophisticated lighting systems. Its prime location near the Light Rail, upscale residences, and Denver’s finest eateries adds to its allure. Owners also benefit from exclusive access to luxury amenities, such as a cutting-edge gym, a rooftop pool, and diverse sports facilities. This property offers a unique canvas for businesses to create their ideal space in the heart of Denver’s most vibrant neighborhood.



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PROPERTY HIGHLIGHTS

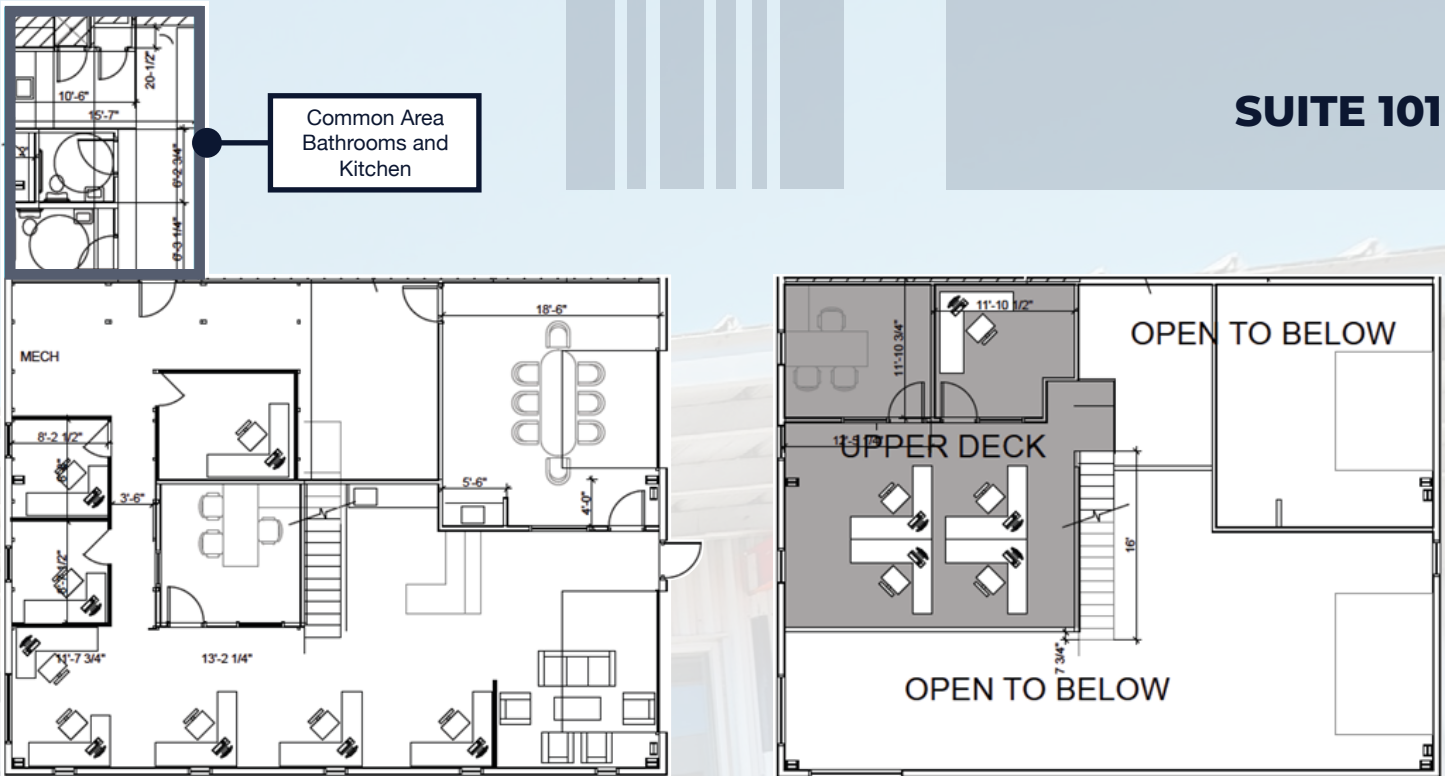
- Modern office condo within the award winning Taxi Development in RiNo
- Immediate access to I-25, I-70 & Downtown Denver
- Quick walk to 38th & Blake light rail stop (A-Line to DIA)
- Surrounded by Denver's best restaurants, retail & housing
- Turn-key occupancy with potential for equipment & furniture to be included
- Two internal bathrooms
- Access to brand new gym, rooftop pool, skatepark, volleyball & basketball hoop
- 3:1,000 parking at no extra charge
- 2 south facing glass roll up doors



PROPERTY DESCRIPTION

ADDRESS	3511 Ringsby Court, #101, Denver, CO 80216	COUNTY	Denver
YEAR BUILT	2010	ZONING	C-MX-12
PARKING RATIO	3.00/1,000 SF	TAXES	\$30,569
ASSOCIATION DUES:	± \$1,300/Month		

SUITE 101



DISTANCES TO

38TH & BLAKE LIGHT RAIL STOP 0.9 Miles

COORS FIELD 1.9 Miles

BALL ARENA 2.4 Miles

DIA 22 Miles

I-70 0.5 Miles

I-25 1.3 Miles



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SITE LOCATION & AMENITIES



RESTAURANTS

Comal Heritage Food Incubator
 Safta
 Temaki Den
 Smok Barbecue
 Hop Alley
 Fish N Beer
 Dio Mio
 The Greenwich

Mister Oso
 Barcelona Wine Bar
 Major Tom
 Beckon
 Pit Fiend Barbecue
 Redeemer Pizza
 Nocturne
 Osaka Ramen

The Denver Central Market
 Il Posto
 Stowaway Kitchen
 Cart-Denver
 Work & Class
 Super Mega Bien
 Uchi Denver

HOUSING

4448 Logan St
 4417 Pennsylvania St
 3457 Ringsby Ct, Unit #129
 The Villas
 Forge
 Mica RiNo
 NOVEL RiNo by Crecent
 Communities
 3504 York St
 3807 Franklin St
 Foundry Line
 Catbird Hotel Rentals
 Edit at River North

Link 35
 Modera Art Park
 Dylan at RiNo
 Block 32 at RiNo
 3200 Brighton Blvd
 3295 Blake St
 3235 Larimer St
 Edison at RiNo
 3198 Blake St
 3101 Blake St
 3033 Blake St
 1463 30th St
 Modera River North

Hartley Flats
 2560 Blake St
 Canvas on Blake
 Cortland on Blake
 2441 N Broadway Unit 4
 2530 Lawrence St
 2550 Lawrence St
 AVA RiNo
 AMLI Denargo Market
 AMLI Art District
 AMLI RiNo
 MAA River North
 City Gate Apartment Homes



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