

Unique 1,199 sf Office Condo Available for Sale | 3457 RINGSBY CT - UNIT 212

3457 Ringsby Ct, Denver, Colorado 80216



This property Now For Sale at \$468,000

For lease, asking \$29.00 psf Modified Gross

Property & Area Highlights

From a remediated brownfield site and former home to that of the abandoned Yellow Cab Depot, the TAXI Campus was born. It was in September of 2016 that Zeppelin Development injected \$50 million into the transformation and expansion of their unique concept of the growth of the TAXI Campus project within the RiNo area, of which they also developed and grew as well.

Today, the TAXI Campus consists of ten buildings as a mixed-use community of creative residents, innovators, and entrepreneurial enterprises with varying industries in technology, design, architecture, the arts to name only a few.

3457 Ringsby Ct was one of the first buildings recognized as TAXI 2 within the TAXI Campus. Today, its 550 ft long, mixed-use "landscaper" with 60,000 square feet of office condos serves as an unusual vessel for both established and new businesses seeking out a new environment within the famous RiNo and LoDo districts.

This recently available unique **1,199 sf office condo, unit 212**, has its own flare for sophistication boasting a plentiful use of floor to ceiling windows, specially-designed sandblasted glass slider door and sandblasted glass walls beyond the entrance giving way to an open office layout of a large conference room, four offices, three cubical areas, a full kitchen with sink, and interesting lighting throughout. This condo also provides three parking spaces and is within a few minutes away from the famous RiNo district activity.



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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

Lev Cohen

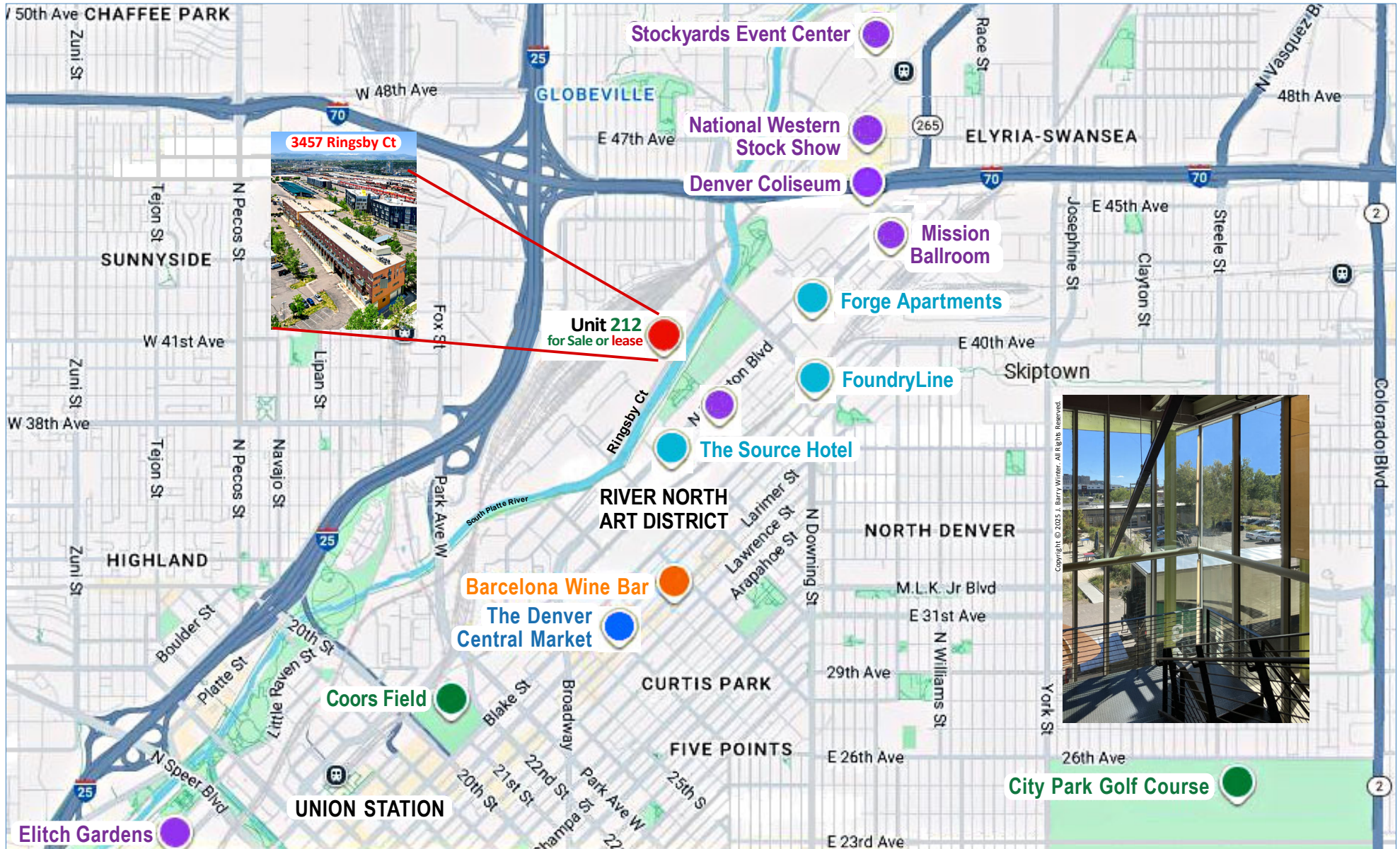
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The areas of RiNo and LoDo in Denver has grown over the decades to yield today an abundance of activity and with it, population growth and the entrepreneurial spirit. Please call for more detailed information on Unit 212 now available for Sale or Lease.

Disclaimer: Event centers and other enterprises are only represented as a close approximation of their actual locations merely as illustrative in nature.

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RNGSBY - 061526

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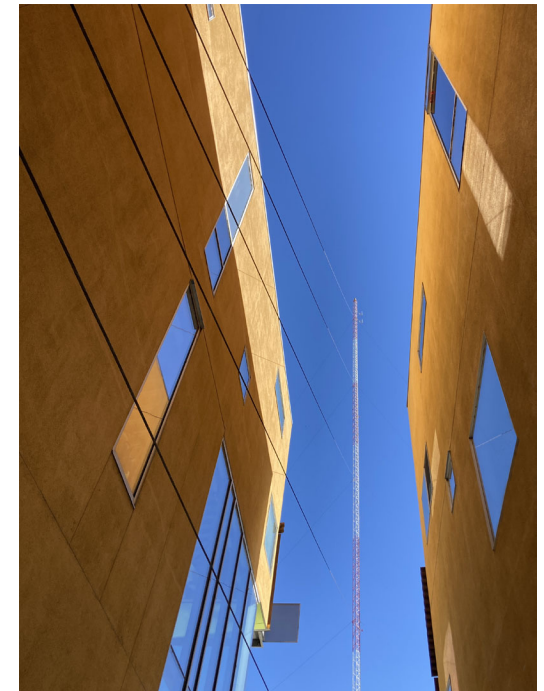
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Property Highlights Summary

- ▶ **Rare Opportunity: Unit 212 Office Condo for Sale**
- ▶ Office condo for lease asking \$29 psf modified gross
- ▶ Available unit inside well-known TAXI II building
- ▶ Located in popular RiNo and Lodo districts area
- ▶ Open office layout design with plenty of natural light
- ▶ Multiple offices, cubicles, conference room, full kitchen
- ▶ Unit comes with three onsite parking spaces
- ▶ Building has elevator conveniently located
- ▶ **For inquiry to purchase, please contact broker**



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Don't hesitate to call for more detailed information about this rare opportunity.

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