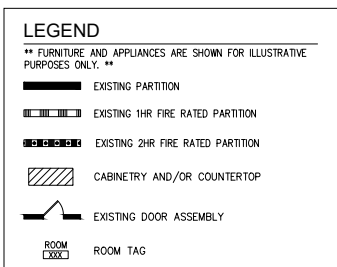
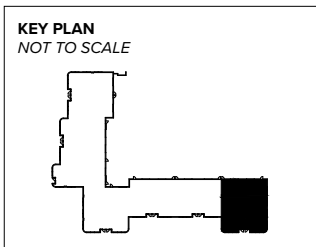




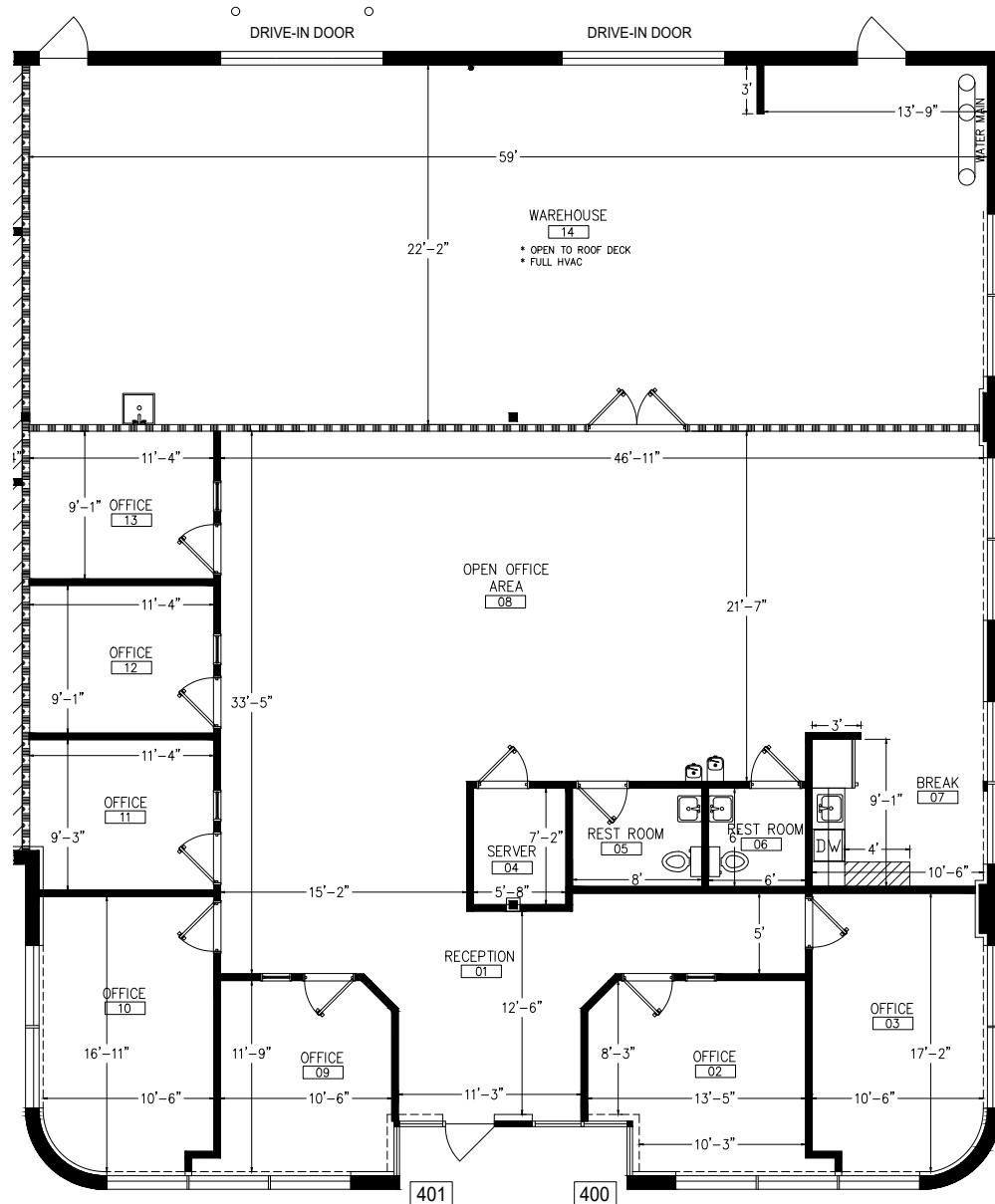
Total SF Available:
4,225 SF

2,835 sq. ft. office, 1,390 sq. ft.
warehouse with drive-in doors (2)



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

Note: Tenant additionally responsible for separately metered utilities, trash and janitorial services.



About Sixth Avenue Place

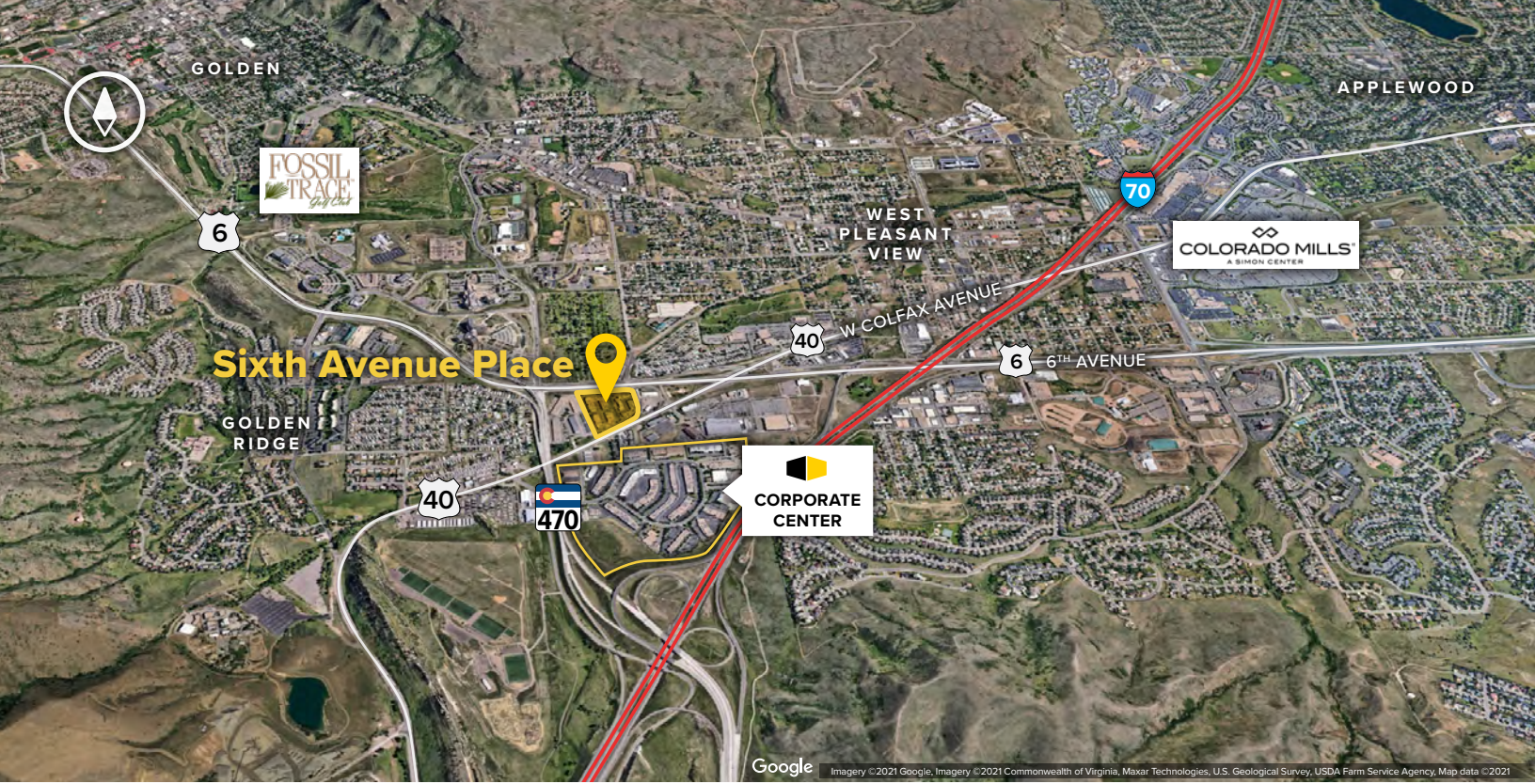
Sixth Avenue Place provides more than 145,470 square feet of flex office/warehouse space, able to accommodate almost any business use, including office, medical, R&D, lab, retail, showroom, service, distribution, and light industrial.

The location offers easy access to major Denver thoroughfares, including Interstate 70, State Highway 470, 6th Avenue (Highway 6) and Colfax Avenue (Highway 40).

17301 W Colfax Avenue

| | |
|------------------------------------|-------------------------|
| Building 100 | 50,013 SF |
| Building 200 | 52,154 SF |
| Building 300 | 20,205 SF |
| Building 400 | 23,100 SF |
| Flex/R&D Specifications | |
| Suite Sizes | 1,500 up to 52,154 SF |
| Ceiling Height | 12–14 ft. clear minimum |
| Offices | Built to suit |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | EPDM /TPO |
| Exterior Walls | Brick on block |
| Loading | Dock or drive-in |
| Zoning | PUD |

For more information on Sixth Avenue Place, visit: sjpi.com/sixthavenue



Distances to:

| | |
|------------------------------------|----------|
| Boulder, CO | 25 miles |
| Denver, CO (Downtown) | 15 miles |
| Denver International Airport | 35 miles |
| Denver Tech Center | 20 miles |
| Federal Center | 5 miles |
| Evergreen/Bergen Park | 18 miles |
| Genessee, CO | 7 miles |
| Vail, CO | 85 miles |



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties Colorado owns and has developed more than 1.5 million square feet of commercial space across four business communities in the Denver metro area.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us **@stjohnprop**



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