



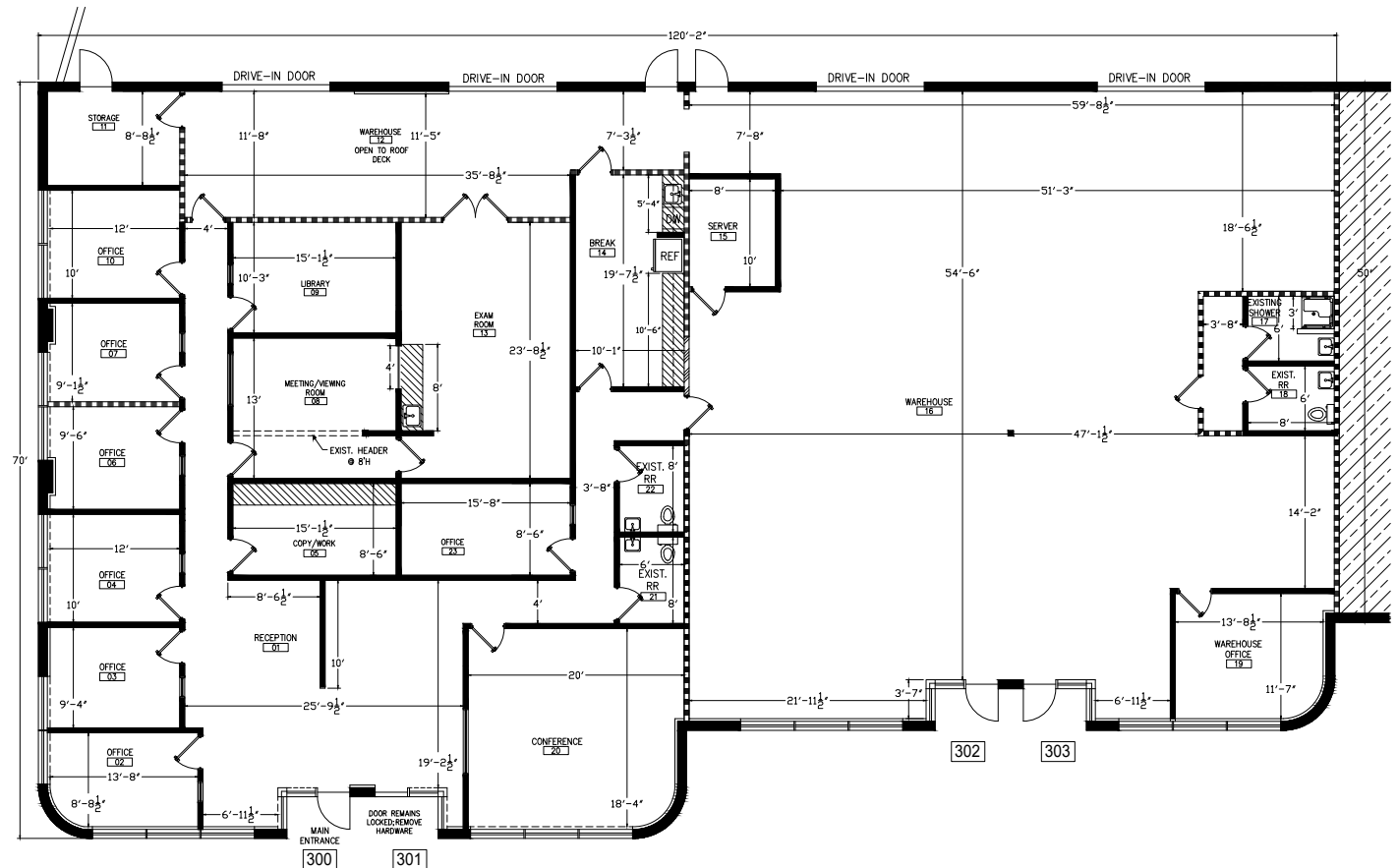
Total SF Available:
7,800 SF

3,510 sq. ft. of office, 4,290 sq. ft. warehouse with private offices (8), conference room and designated reception area

LEGEND
** FURNITURE AND APPLIANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. **

- EXISTING PARTITION
- EXISTING 1HR FIRE RATED PARTITION
- EXISTING CABINETRY AND/OR COUNTERTOP
- EXISTING DOOR ASSEMBLY
- ROOM TAG

KEY PLAN
NOT TO SCALE



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

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.

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).

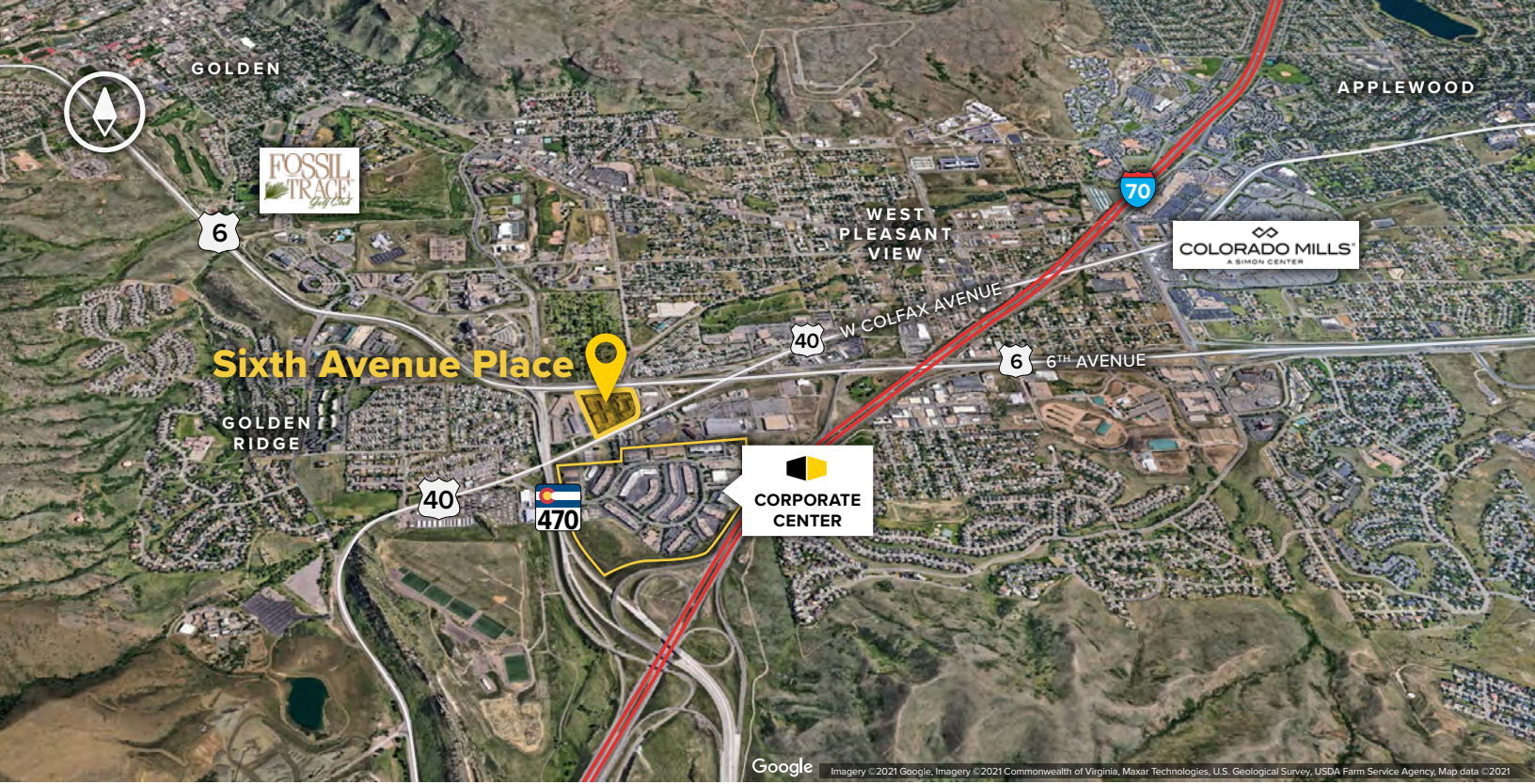
17301 W Colfax Avenue

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

For additional leasing information or to schedule a tour, contact:

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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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