



**Total SF Available:**  
10,225 SF

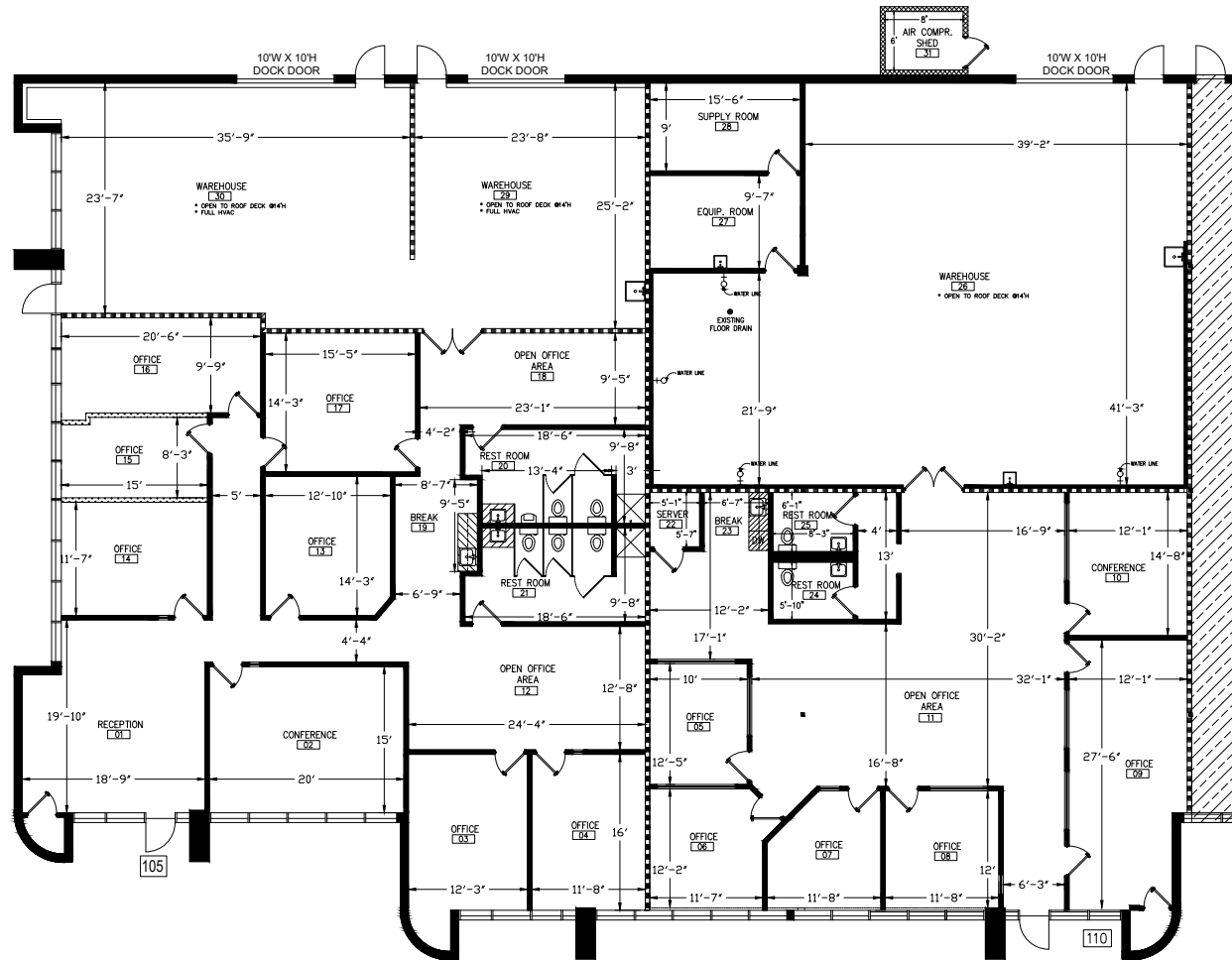
6,172 sq. ft. office with 4,053 sq. ft. warehouse

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

- EXISTING PARTITION
- EXISTING 1HR FIRE RATED PARTITION
- EXISTING BLDG. STD. PARTITION W/FIBERGLASS INSULATION
- EXISTING CABINETRY AND/OR COUNTERTOP
- EXISTING DOOR ASSEMBLY
- ROOM TAG

**KEY PLAN**  
NOT TO SCALE

SUITES 105-110



**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).

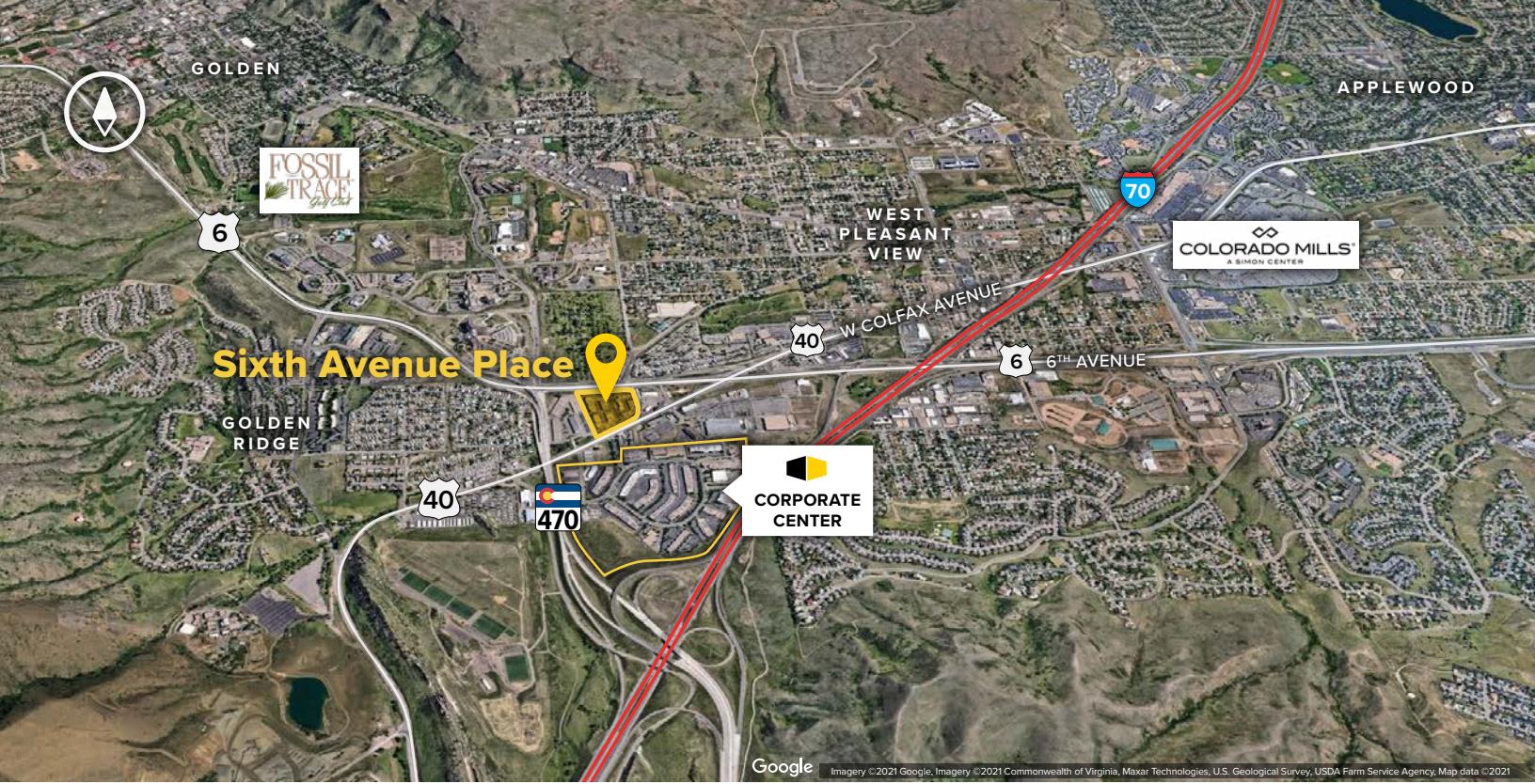
### 17301 W Colfax Avenue

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](http://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:

**Vince Furfaro**  
 Leasing Representative  
 vfurfaro@sjpi.com  
 303.278.7676

**Brandon Jenkins**  
 Regional Partner, Colorado  
 bjenkins@sjpi.com  
 303.278.7676

**Colorado Regional Office:**  
 500 Corporate Circle | Suite G  
 Golden, CO 80401

**303.278.7676 | SJPI.COM/COLORADO**

**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**



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 07/23*