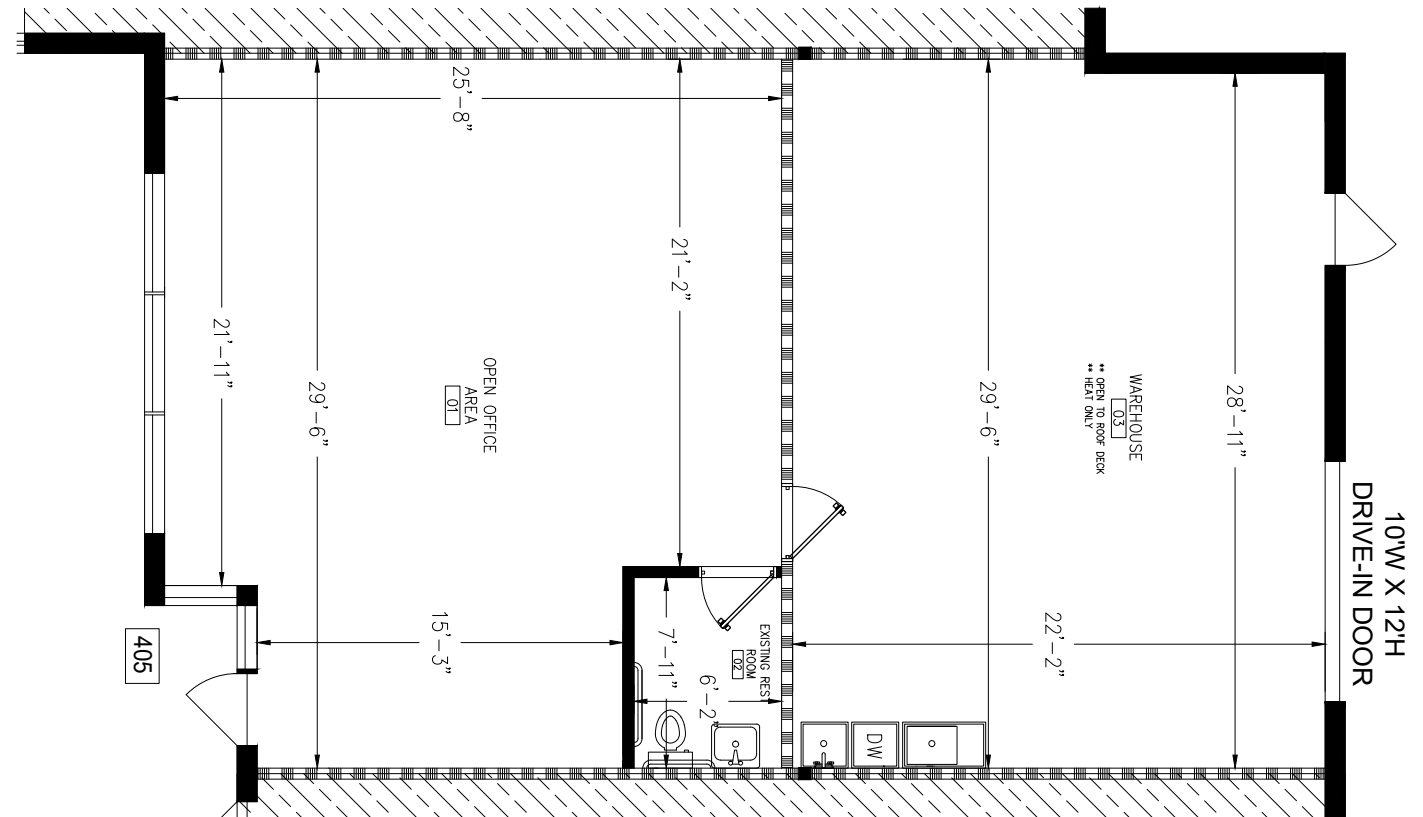
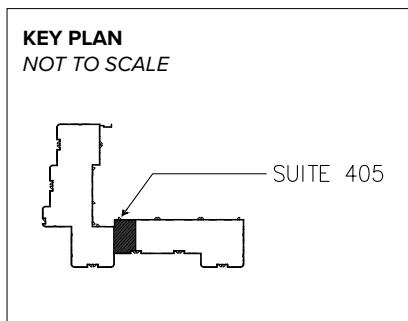
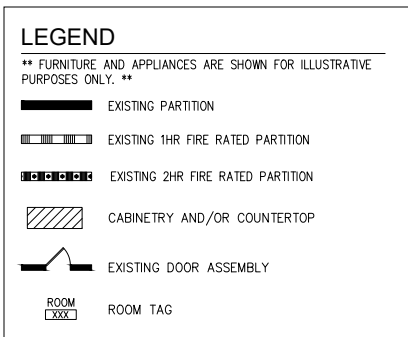




**Total SF Available:**  
1,500 SF

800 SF office, 700 SF warehouse  
with private restroom and 10'x12'  
drive-in door (1)



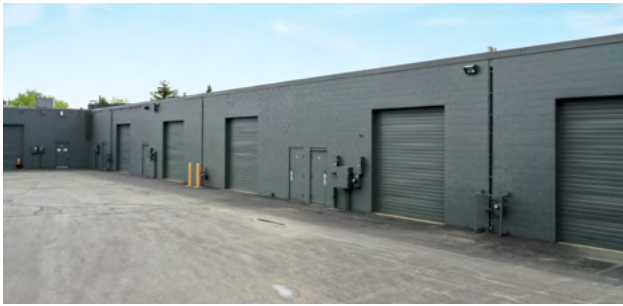
**Note:** Tenant additionally responsible for separately metered utilities, trash and janitorial services.

**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 |
|------|-----------|

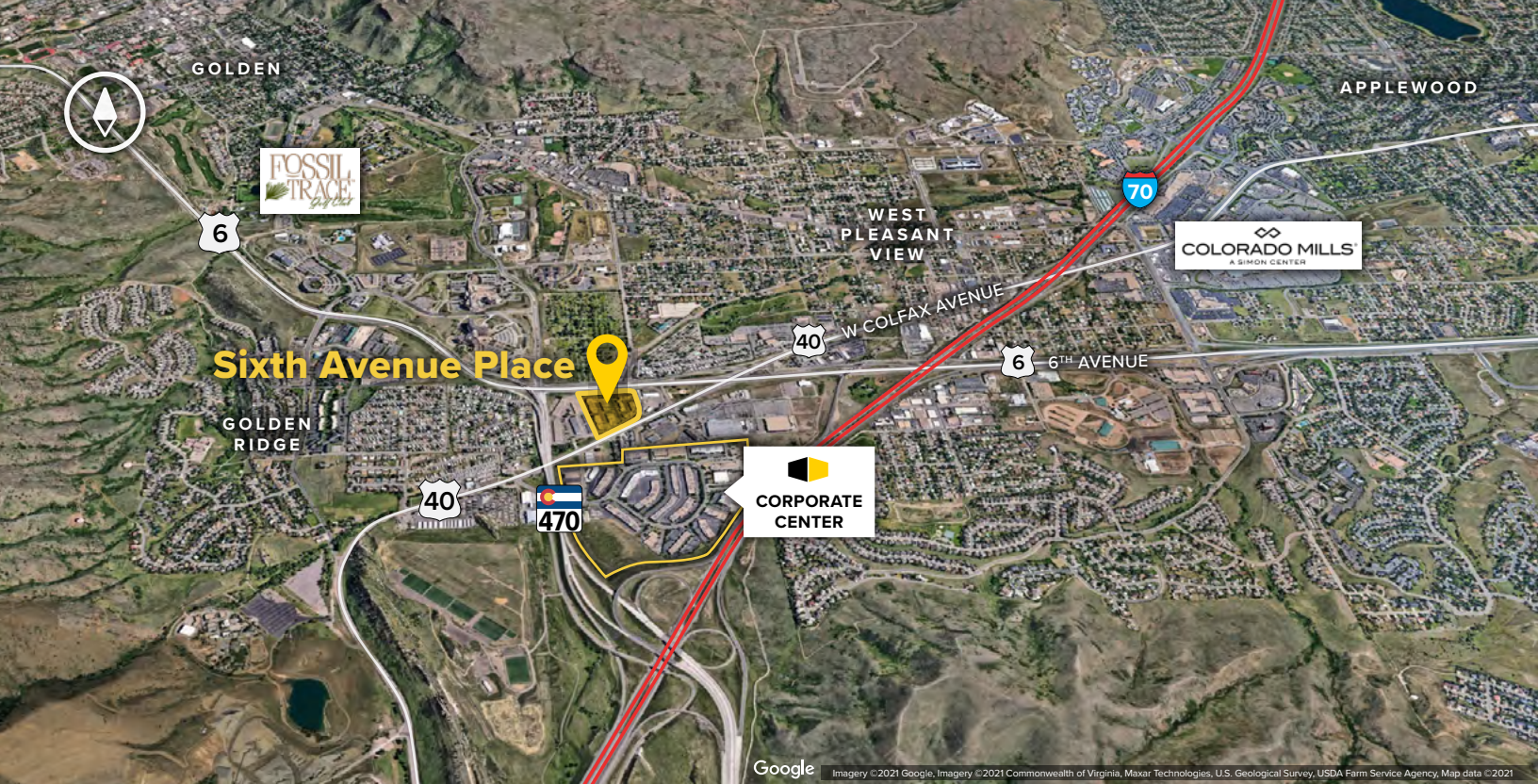
|                |                |
|----------------|----------------|
| Exterior Walls | Brick on block |
|----------------|----------------|

|         |                  |
|---------|------------------|
| Loading | Dock or drive-in |
|---------|------------------|

|        |     |
|--------|-----|
| Zoning | PUD |
|--------|-----|

For more information on Sixth Avenue Place, visit: [sjpi.com/sixthavenue](http://sjpi.com/sixthavenue)





#### Distances to:

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

11945 Quantum Parkway | Suite 100

Broomfield, CO 80021

**303.278.7676 | SJPI.COM/COLORADO**

#### About St. John Properties

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 multifamily space nationwide.

Connect with us @stjohnprop



**USGBC**  
MEMBER



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 11/25