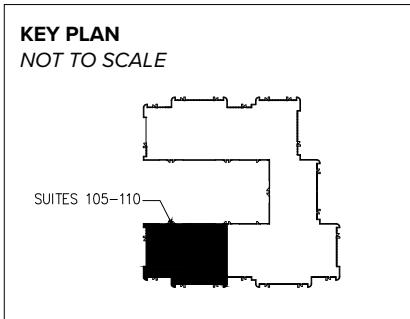
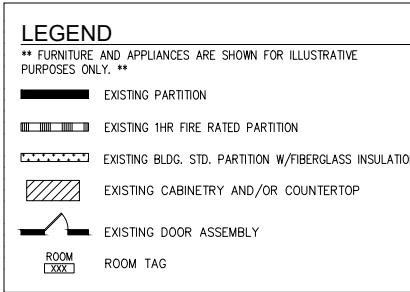


## Sixth Avenue Place

17301 W. Colfax Avenue | Golden, CO 80401

Suites 105-110



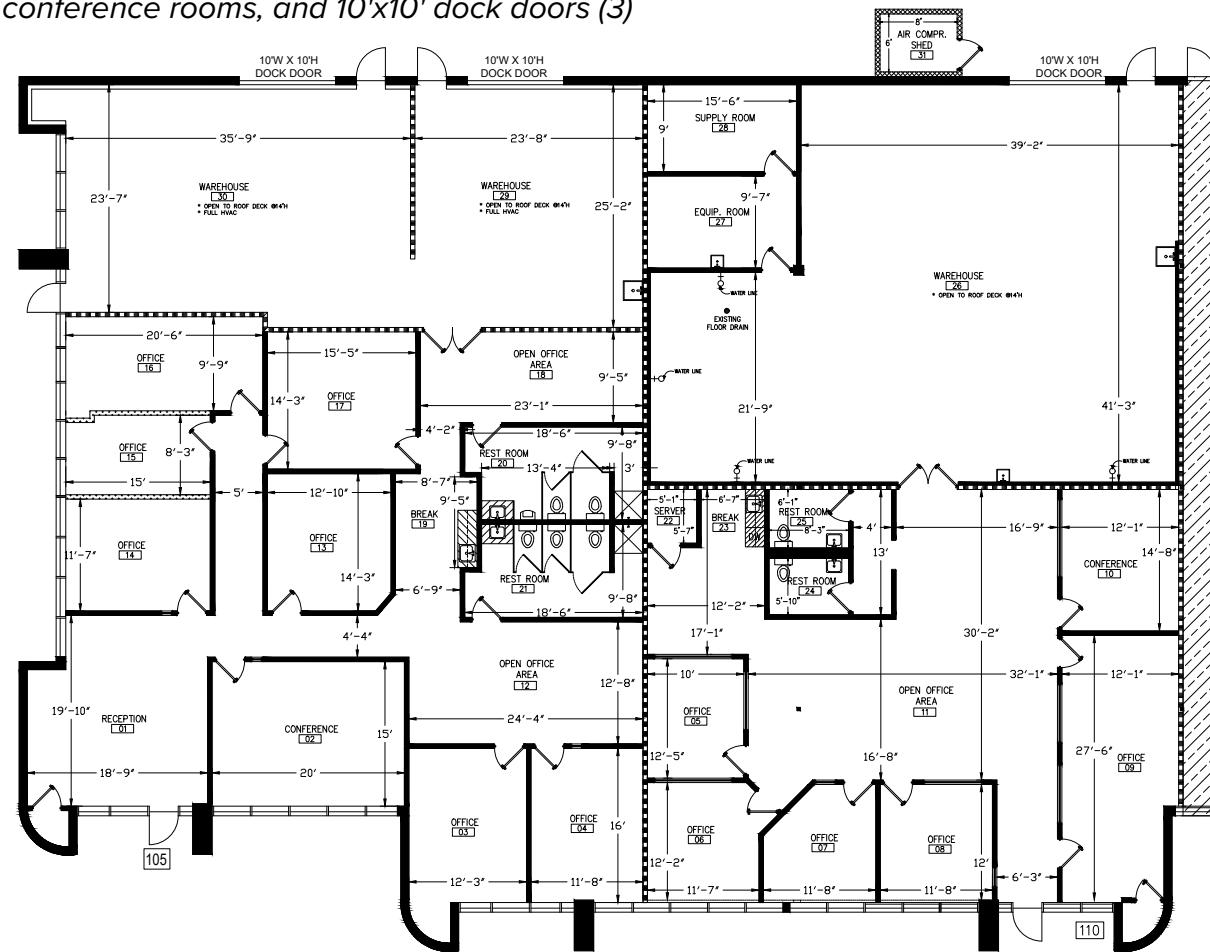
**Note:** Tenant additionally responsible for separately metered utilities, trash and janitorial services.

**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.

### Total SF Available:

10,225 SF

6,172 SF office, 4,053 SF warehouse with reception area, private offices, open office area, conference rooms, and 10'x10' dock doors (3)



## 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).



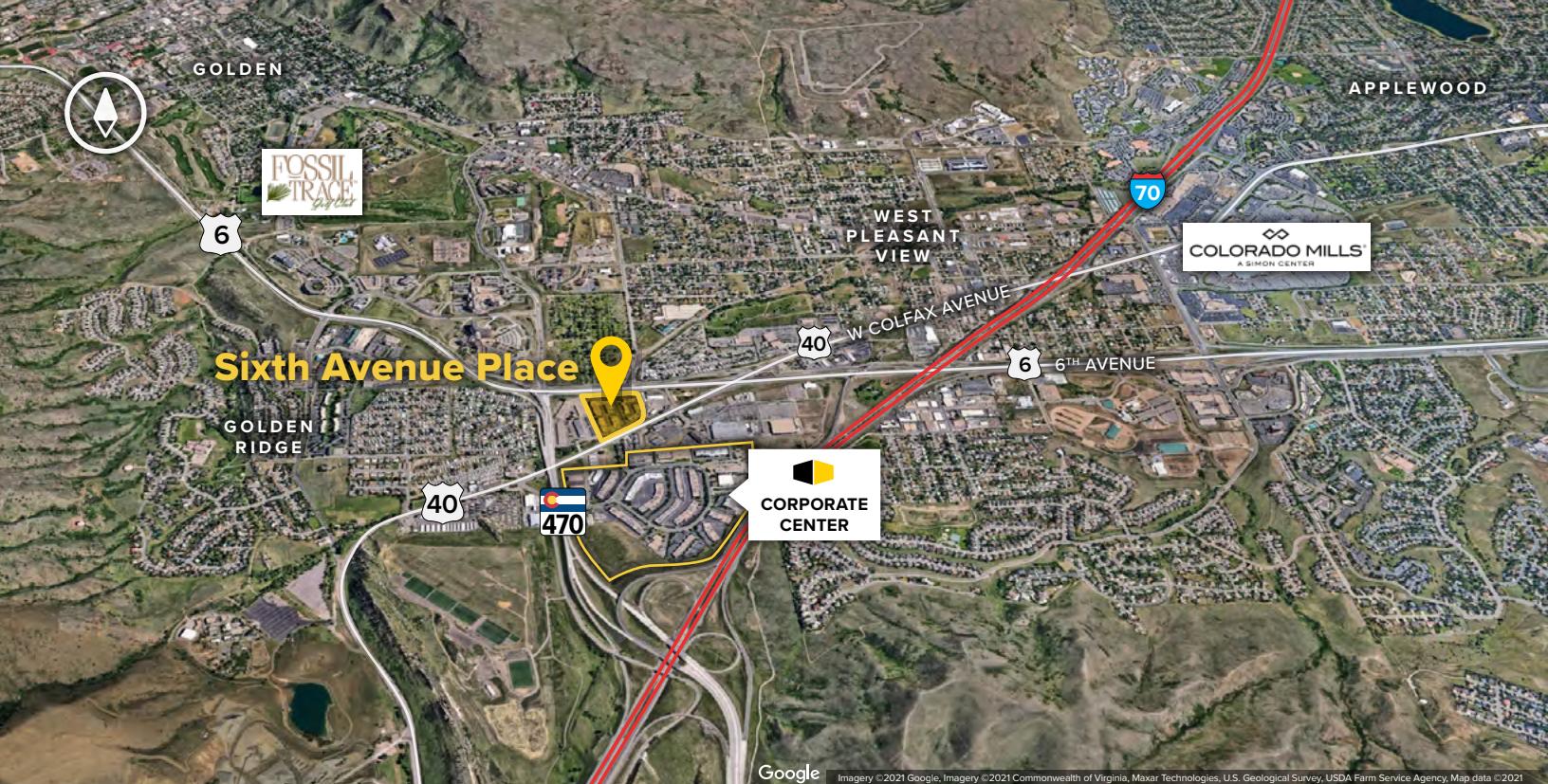
### 17301 W Colfax Avenue

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:

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### 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**



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