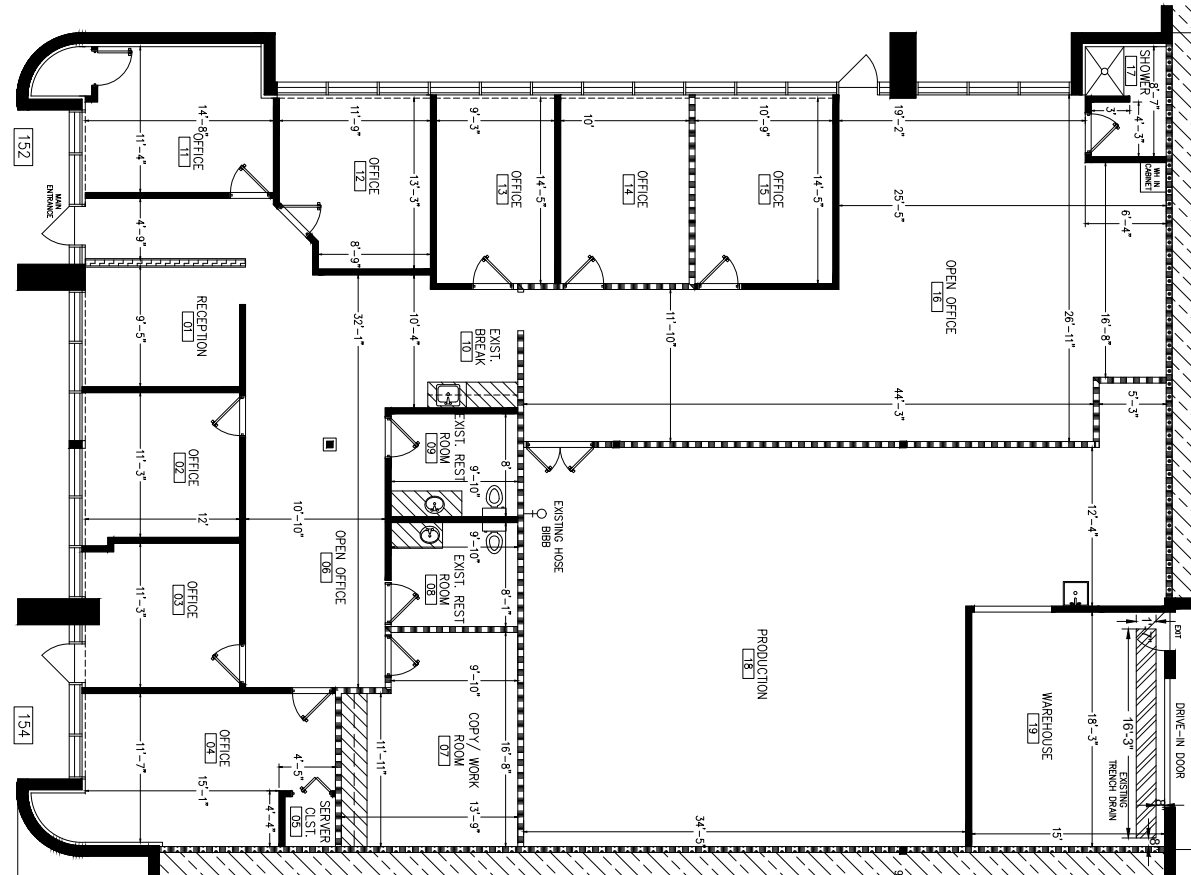
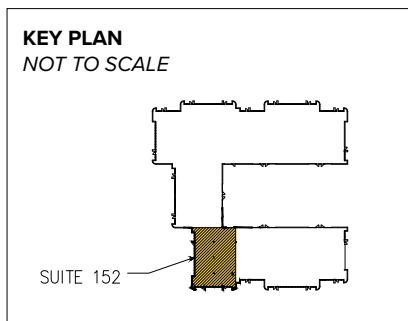
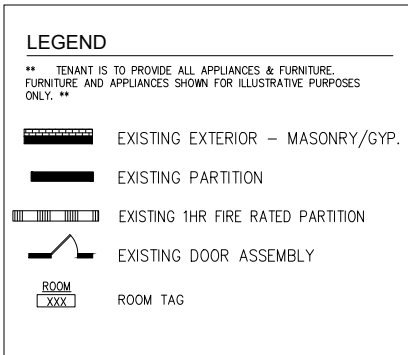


**Sixth Avenue Place**  
17301 W. Colfax Avenue | Golden, CO 80401  
Suite 152



**Total SF Available:**  
5,715 SF

4,162 SF office, 1,553 SF warehouse  
private offices (8), open office, reception  
room, and 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
----------------	----------------

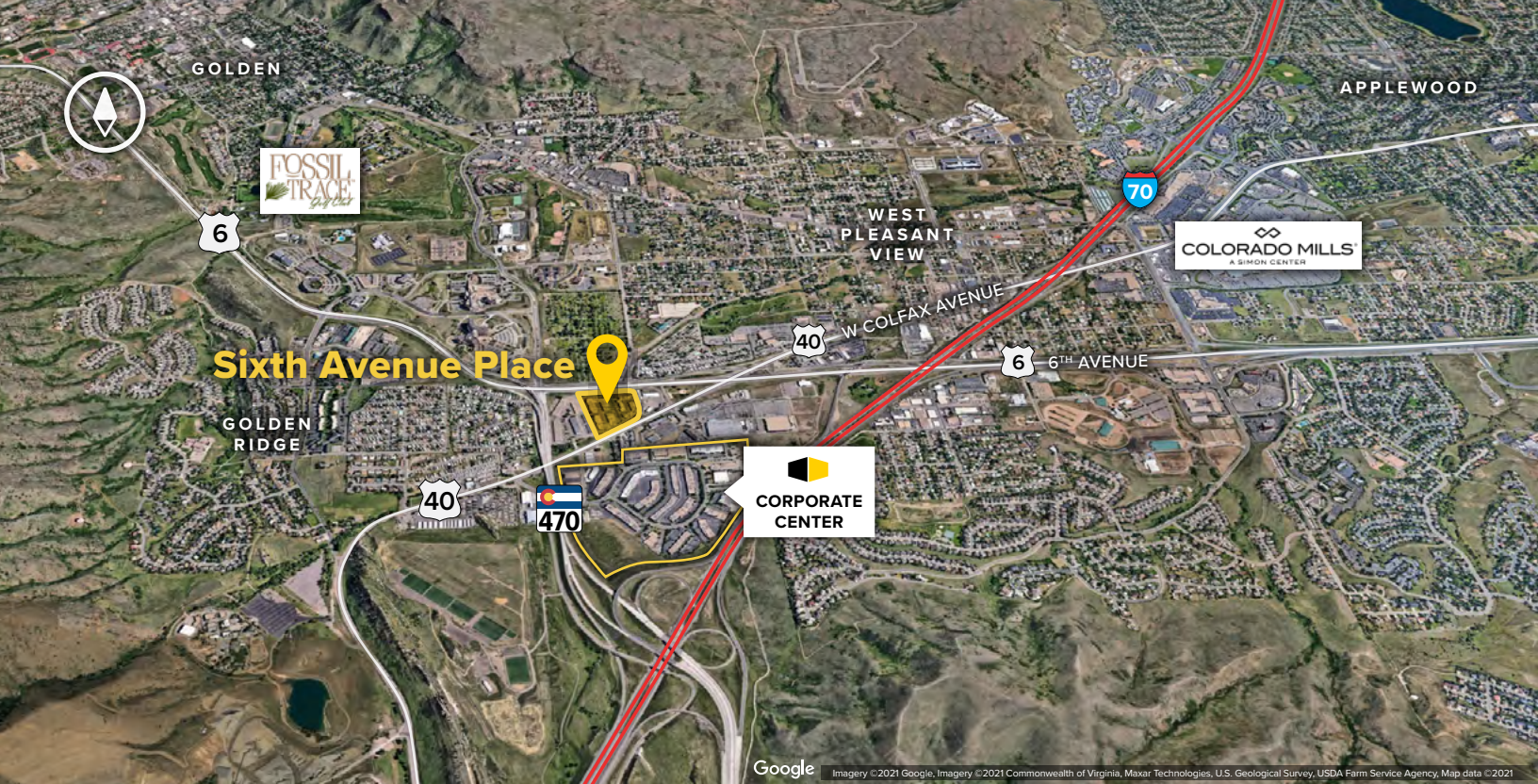
Loading	Dock or drive-in
---------	------------------

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



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