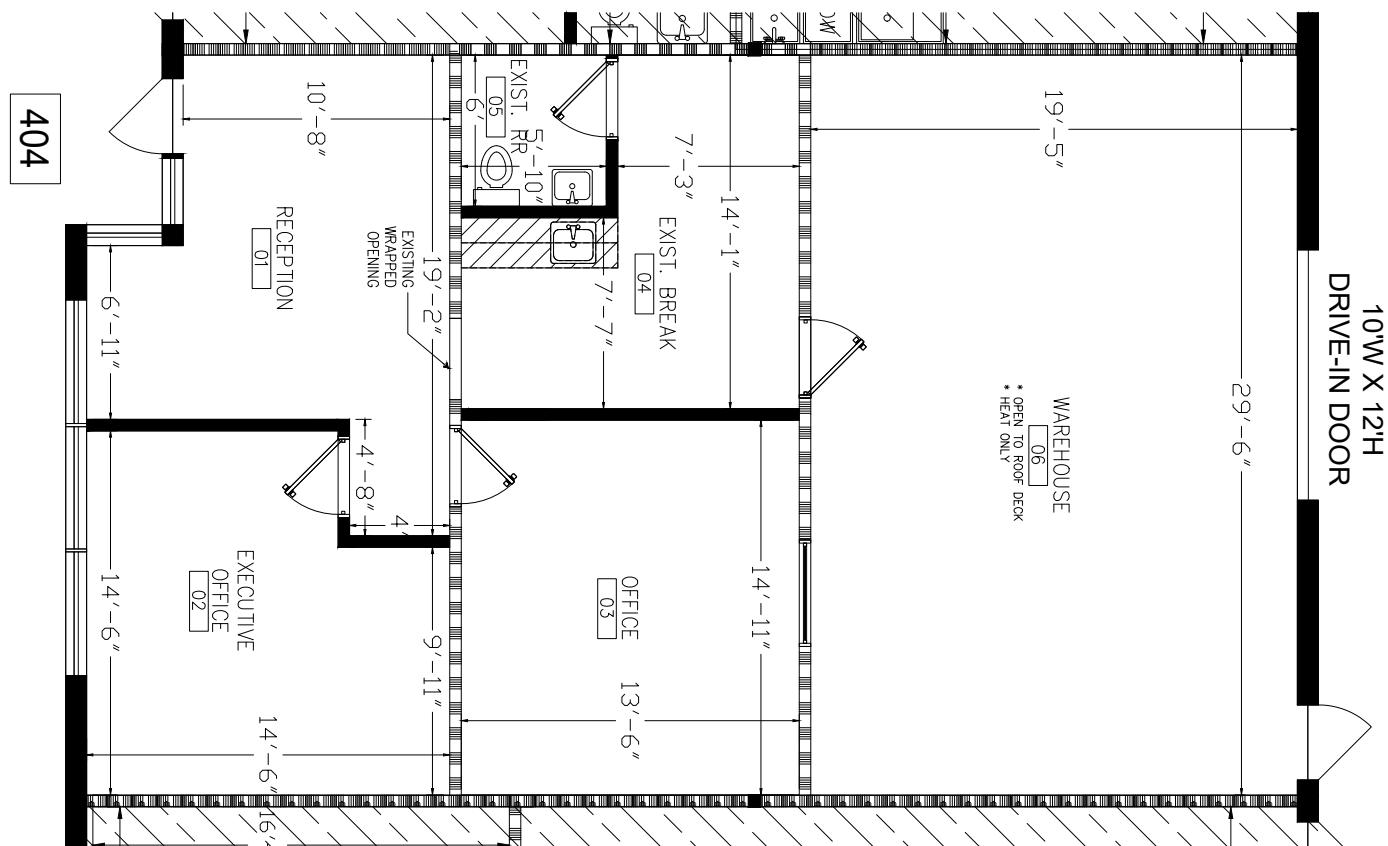


Note: Tenant additionally responsible for separately metered utilities, trash and janitorial services.

Total SF Available:
1,500 SF

880 SF office, 610 SF warehouse with reception area, private offices (2), and 10'x12' drive-in door (1)



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).



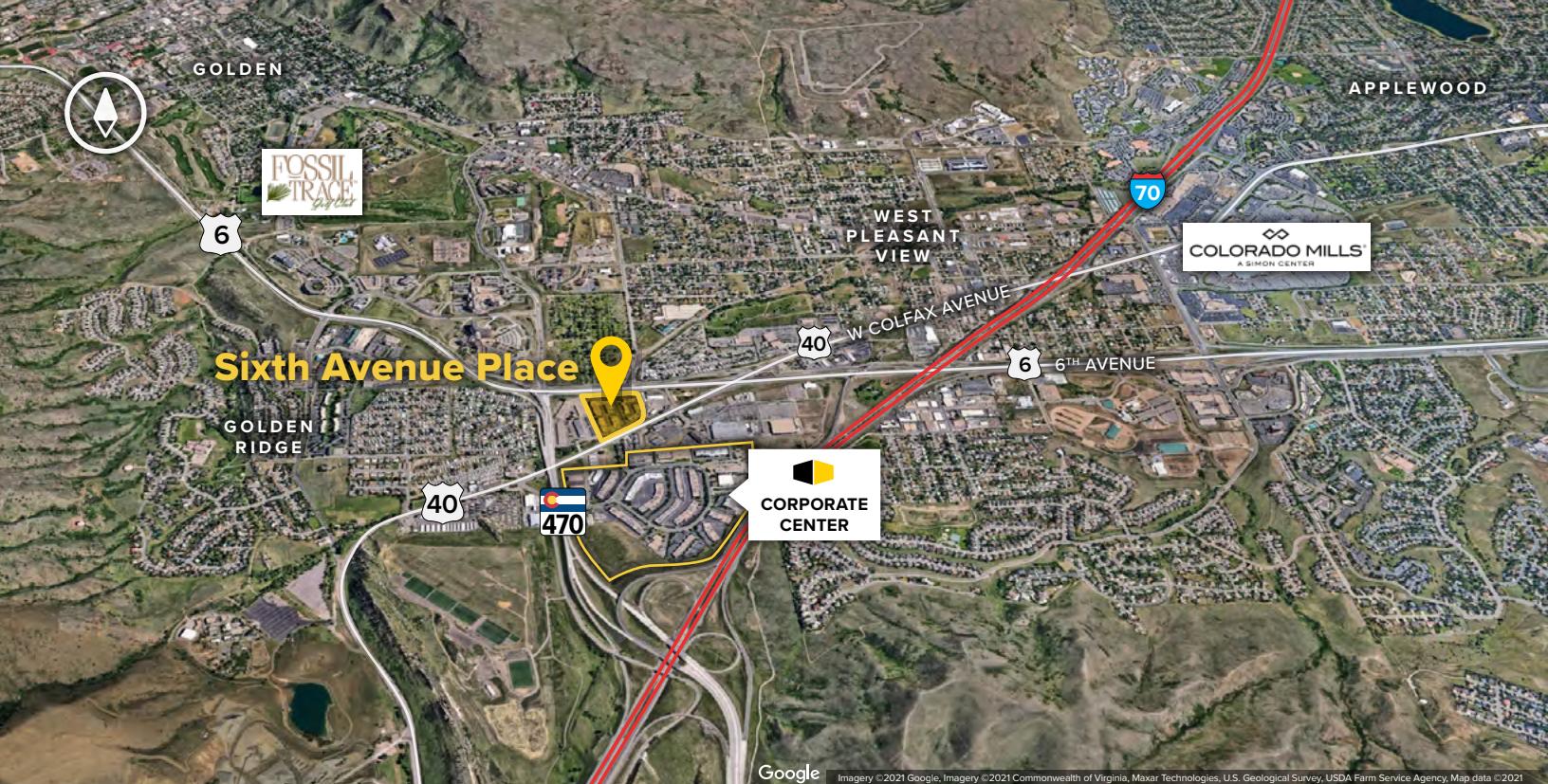
17301 W Colfax Avenue

| | |
|--------------|-----------|
| 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:

| | |
|------------------------------------|----------|
| 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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