



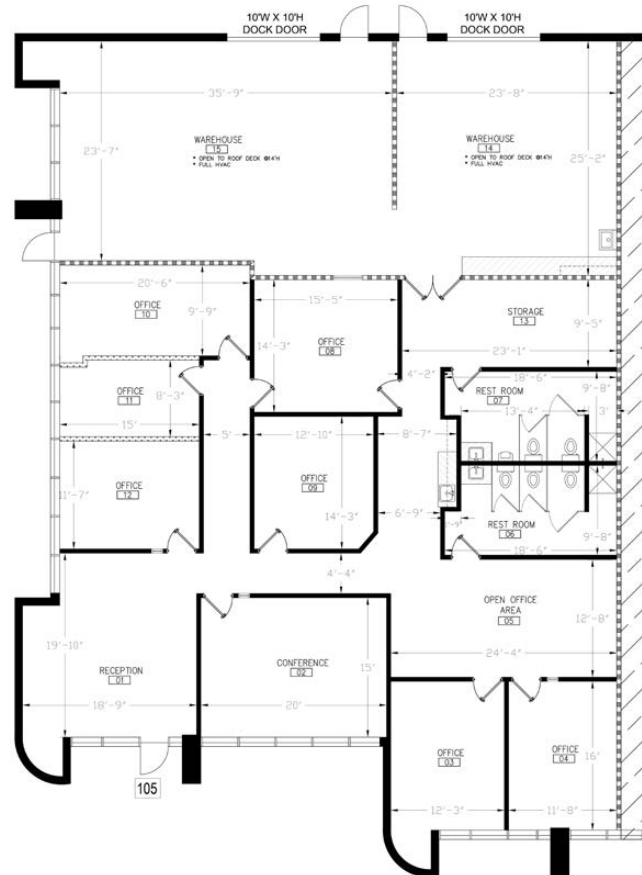
**Total SF Available:**  
5,300 SF

3,615 sq. ft. office, 1,685 sq. ft. warehouse with private offices,  
conference room and reception area

**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



**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
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Building 200	52,154 SF
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Building 300	20,205 SF
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Building 400	23,100 SF
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### Flex/R&D Specifications

Suite Sizes	1,500 up to 52,154 SF
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Ceiling Height	12–14 ft. clear minimum
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Offices	Built to suit
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Parking	4 spaces per 1,000 SF
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Heat	Gas
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Roof	EPDM /TPO
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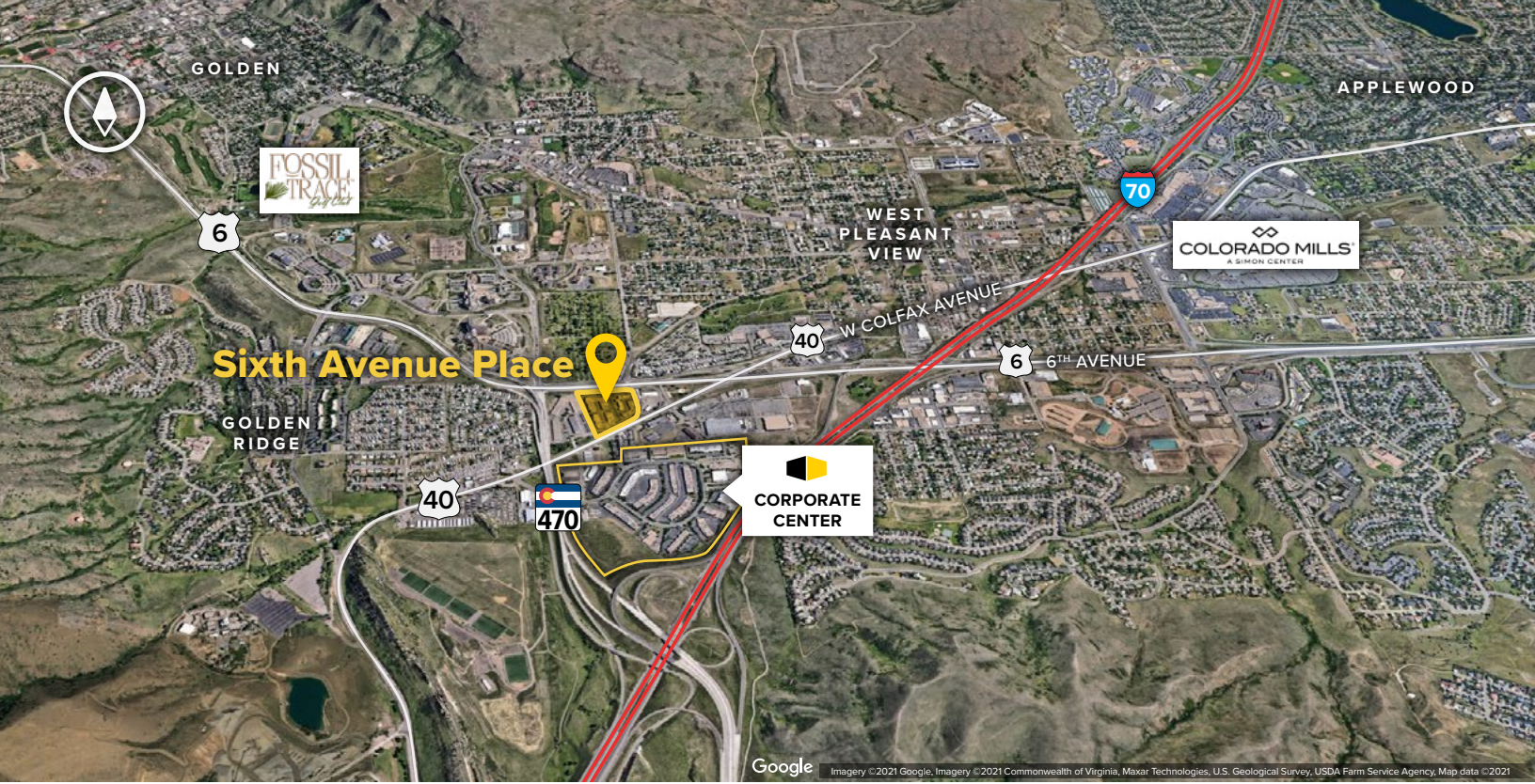
Exterior Walls	Brick on block
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Loading	Dock or drive-in
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Zoning	PUD
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For more information on Sixth Avenue Place, visit: [sjpi.com/sixthavenue](http://sjpi.com/sixthavenue)





**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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