



# Sixth Avenue Place

17301 W. Colfax Avenue  
Golden, CO 80401



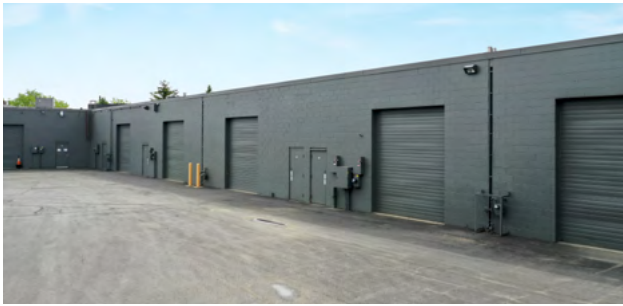
[SJPI.COM/COLORADO](http://SJPI.COM/COLORADO) | 303.278.7676



## 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)







# Sixth Avenue Place | Site Plan



JOHNSON ROAD

6<sup>TH</sup> AVENUE

52,154 SF

Building 200

50,013 SF

Building 100

23,100 SF

Building 400

20,205 SF

Building 300

LOADING AREA

LOADING AREA

W COLFAX AVENUE

40

470

VIOLET STREET

CORPORATE DRIVE

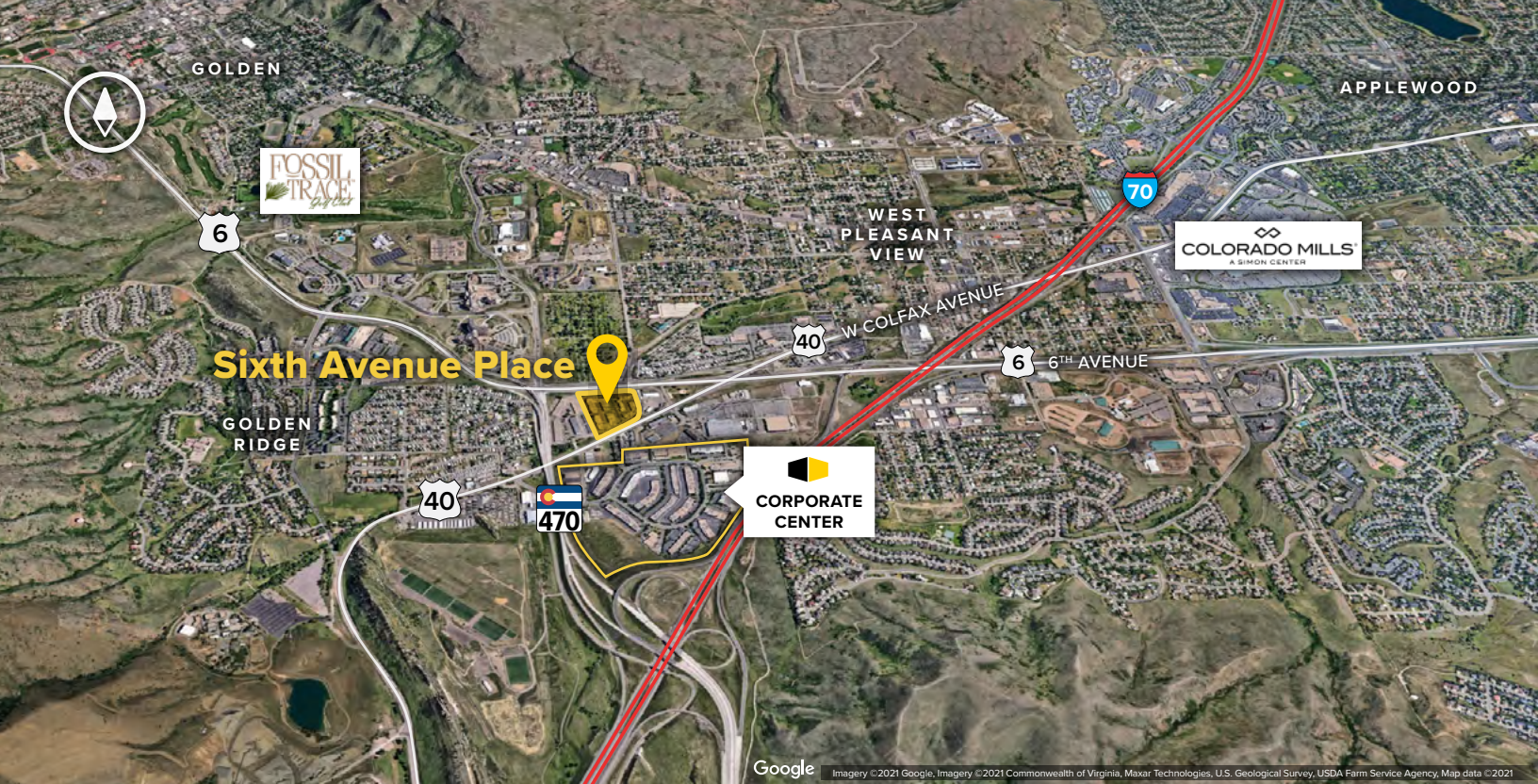


CORPORATE CENTER

CORPORATE CIRCLE







#### 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



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## 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.

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