



# Sixth Avenue Place

17301 W. Colfax Avenue  
Golden, CO 80401



## 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)





# Sixth Avenue Place | Site Plan



JOHNSON ROAD

6<sup>TH</sup> AVENUE

Building 200  
52,154 SF  
LOADING AREA

Building 400  
23,100 SF  
LOADING AREA

Building 300  
20,205 SF

Building 100  
50,013 SF  
LOADING AREA

W COLFAX AVENUE

40

470

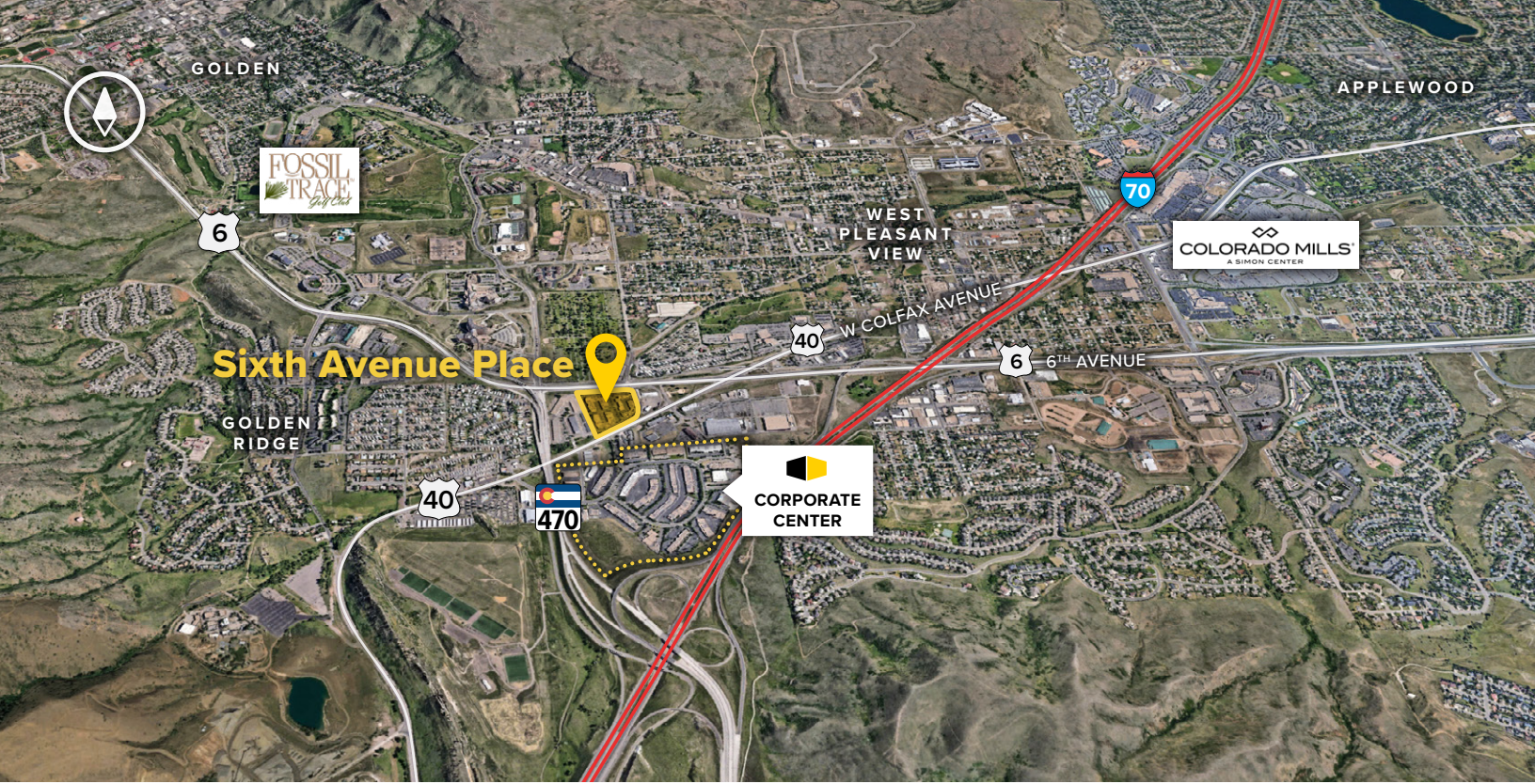
VIOLET STREET

CORPORATE DRIVE

CORPORATE CENTER

CORPORATE CIRCLE





**Distances to:**

|                                    |          |
|------------------------------------|----------|
| Boulder, CO .....                  | 25 miles |
| Denver, CO (Downtown) .....        | 15 miles |
| Denver International Airport ..... | 35 miles |
| Denver Tech Center .....           | 20 miles |
| Federal Center .....               | 5 miles  |
| Evergreen/Bergen Park .....        | 18 miles |
| Genessee, CO .....                 | 7 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 Colorado owns and has developed more than 1.5 million square feet of commercial space across three business communities in the Denver metro area. Headquartered in Baltimore, Maryland, St. John Properties has developed, constructed and owns more than 21 million square feet of office, flex/R&D, warehouse, retail and residential space.

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