

# Be Close to What Matters

350 Indiana Street, Golden, CO 80401



AVENUE  
WEST



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WAKEFIELD**

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# Property Highlights



6th Avenue West is an amenity-rich office building in West Denver – a “close to everything” location that offers tenants more convenience and more advantages. With spaces appealing to both medical and general office users, 6th Avenue West is a workplace setting the stage for businesses to thrive.



±125,000  
Total RSF



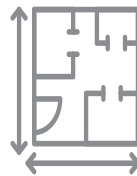
Eight Stories



3.25/1,000 Parking Ratio



New Spec Suites Available



±15,000 SF  
Typical Floorplate



Surface & Covered Parking



# Be Close to Healthcare Hubs

Medical office tenants can build a thriving practice at 6th Avenue West, thanks to its proximity to both St. Anthony Hospital and the new Lutheran Medical Center currently under construction. This stellar location gives medical practices easy hospital access with more favorable rental rates as compared to on-campus buildings.

8 Minute

Drive to St. Anthony Hospital

11 Minute

Drive to New Lutheran Medical Center



# Be Close to People

Reach a large, affluent population from 6th Avenue West, in an area that's currently underserved by medical office product.



\*Within a 5-Mile Radius

163,983

Total  
Population

70,384

Total # of  
Households

\$109,744

Average Income

46%

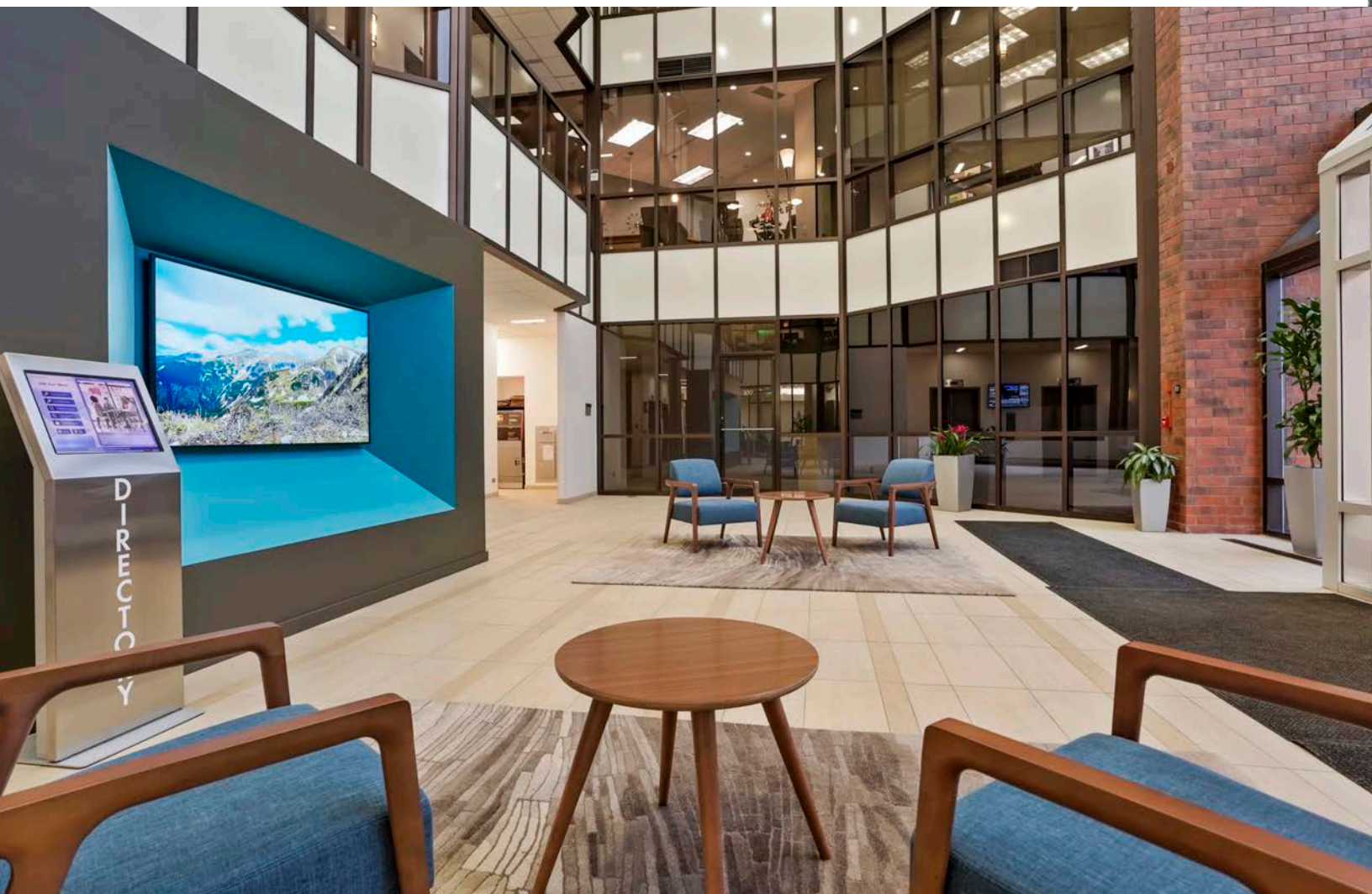
Over  
45 Years Old

\$512+ Mil

Total Healthcare  
Spending

\$3,125

Healthcare Spending  
Per Person



# Be Close to the Best Amenities

## Upcompromising Convenience

Whether you stay in or go out, amenities abound.

① Colorado Mills  
(1.4M+ SF indoor mall  
with 170+ stores)

② Target

③ Jumpstreet

④ Regal Theatres

⑤ Yard House  
Los Chingones  
ThirsTea Tiger

⑥ Springhill Suites

⑦ Whole Foods  
Outback Steakhouse  
Wendy's  
Olive Garden  
Chipotle  
Red Robin  
Qdoba  
On The Border  
Mimi's Cafe  
Tokyo Joe's

⑧ Panera Bread  
Modern Market  
Jimmy John's  
Carrabba's Italian Grill  
Chick-fil-A  
Bonefish Grill  
Motomaki

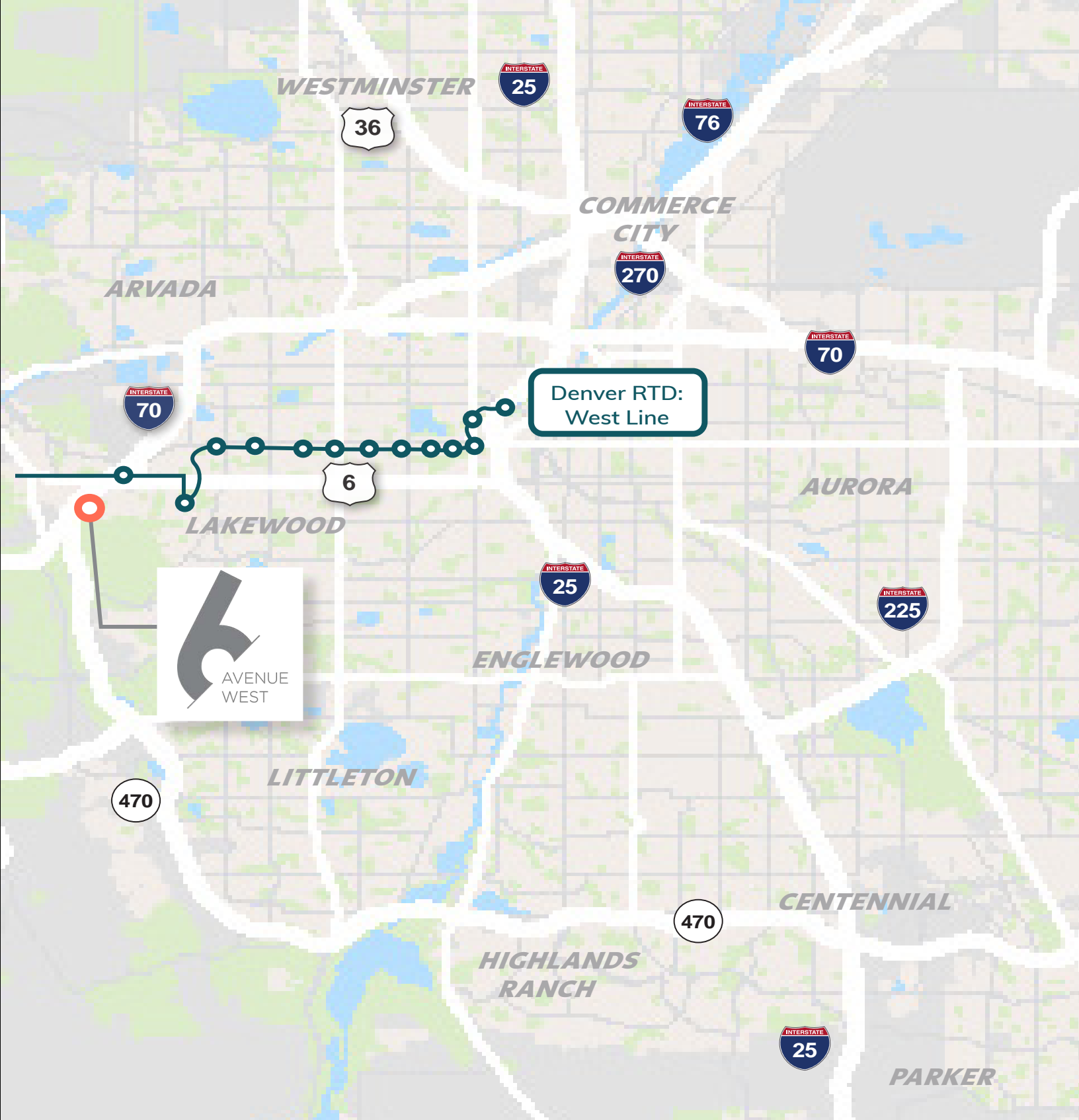
⑨ NREL

⑩ Red Rocks Community College



## Recreation

- 10 min drive to Apex Park, Green Mountain Open Space and South Table Mountain
- 1 mile to Green Mountain North Access Trailhead
- 1/2 mile to West Denver bike path system
- 45 minutes to Denver International Airport
- 1 hour to world-renowned ski areas including Breckenridge, Cooper Mountain, Keystone, Winter Park, Arapahoe Basin, Vail and Loveland



# Be Close to Transit

Situated for Success

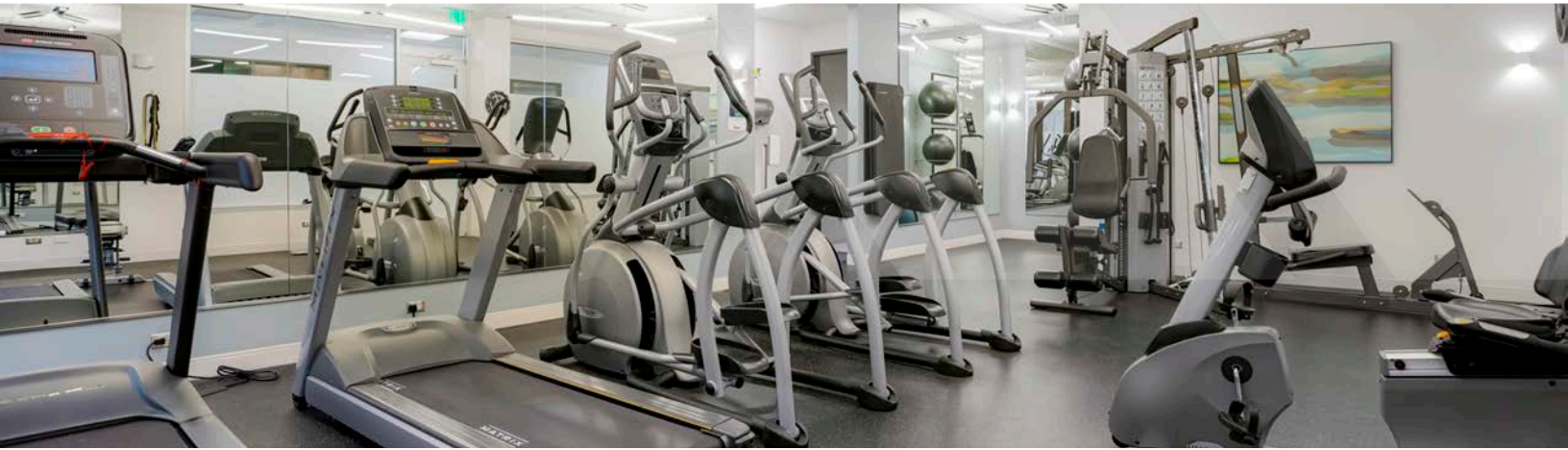
At 6th Avenue West, all types of commuters enjoy easy access. Located at the heart of three major intersections for convenient vehicular access and only a 12-minute drive from downtown Denver, it's also within walking distance of Red Rocks Community College Light Rail Station and the West Denver bike path system of trails.

# Be Close to the Best Amenities



6th Avenue West features a best-in-class package of onsite amenities that bring convenience and variety to the workday:

- State-of-the-art conference center w/ capacity for 100 people and attached catering kitchen
- Large fitness center with locker rooms and showers
- Bike storage/repair facility
- Café
- Multiple collaborative seating areas
- Outdoor patio with seating
- Common area Wi-Fi
- EV charging station





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