

Be Close to What Matters

350 Indiana Street, Golden, CO, 80401



AVENUE
WEST



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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



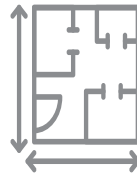
Eight Stories



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%

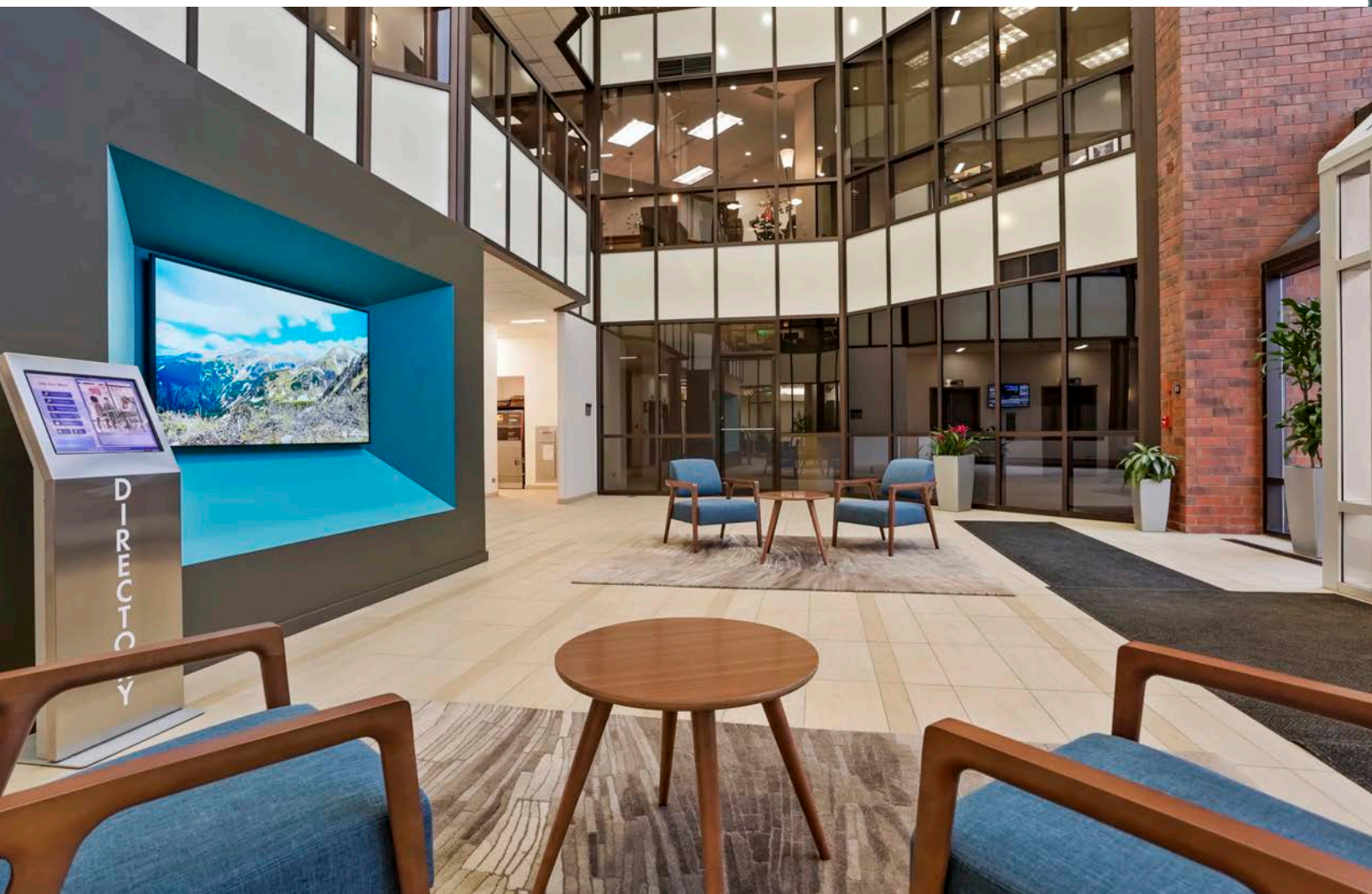
Over
45 Years Old

\$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

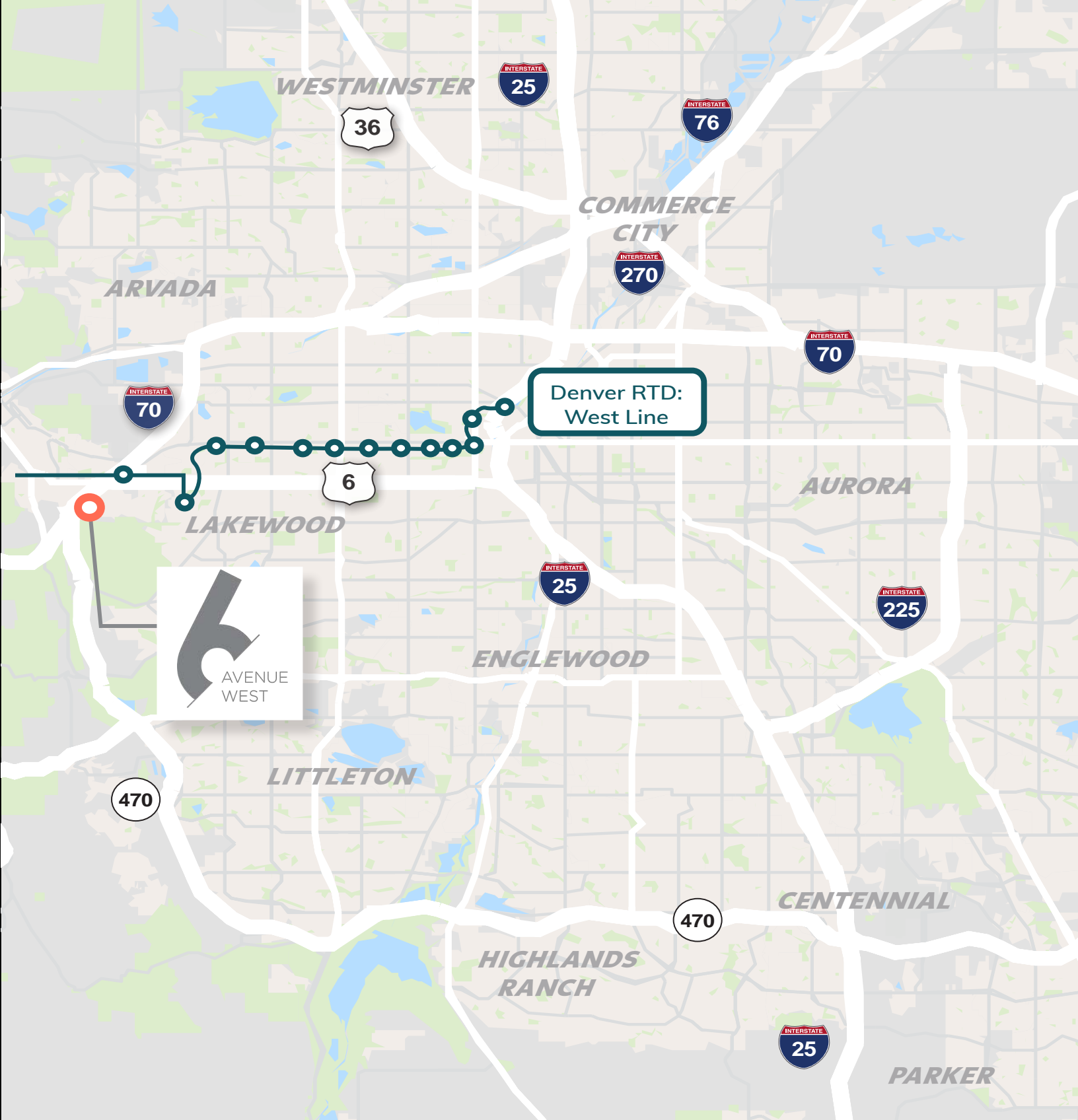
⑨ NREL

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

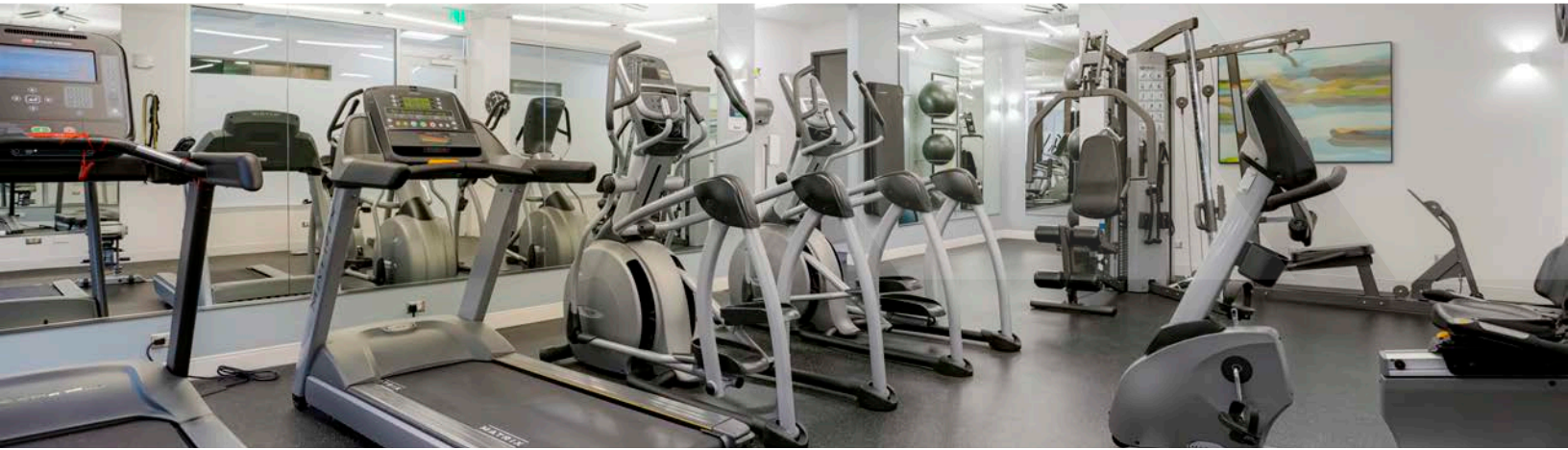
At 6th Avenue West, all types of commuters enjoy easy access. Located at the heart of three major intersections for convenient vehicular access and only a 12-minute drive from downtown Denver, it's also within walking distance of Red Rocks Community College Light Rail Station and the West Denver bike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