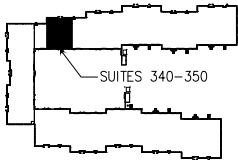


**Total SF Available:**  
5,200 SF

3,290 sq. ft. of office, 1,910 sq. ft. warehouse with private offices, reception area, and 12'x14' drive-in doors (2)

**KEY PLAN**  
NOT TO SCALE

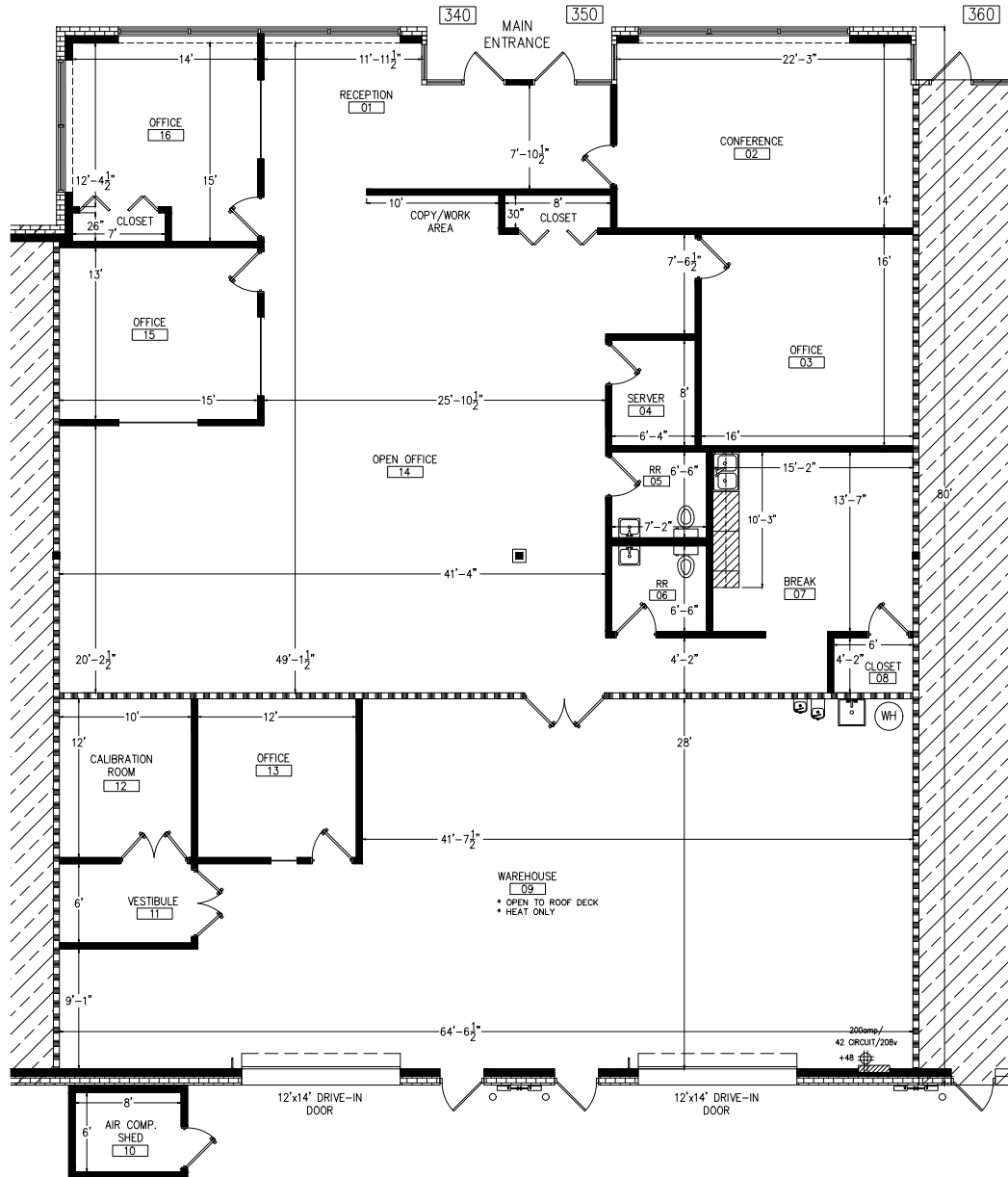


**LEGEND**

\*\* FURNITURE AND APPLIANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. \*\*

- EXISTING PARTITION
- EXISTING 1HR FIRE RATED PARTITION
- EXISTING 2HR PARTITION
- EXISTING CABINERY AND/OR COUNTERTOP
- EXISTING DOOR ASSEMBLY
- ROOM TAG

**Note:** Tenant additionally responsible for separately metered utilities, trash and janitorial services. All available units at 150 Capital Drive are raw shell – no existing build-out. In-house space planning is provided to prospects at no cost. Minimum 5-year term is required. 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 Corporate Center

With more than 619,400 square feet of flex/office/warehouse space, Corporate Center provides the flexibility to accommodate almost any business use, including office, medical, R&D, lab, retail, showroom, service, distribution, and light industrial. This location offers easy access to major Denver thoroughfares, including Interstate 70, State Highway 470, 6th Avenue (Highway 6) and Colfax Avenue (Highway 40).

150 Capital Drive brings an additional 110,460 square feet of flex office/warehouse space to Corporate Center.



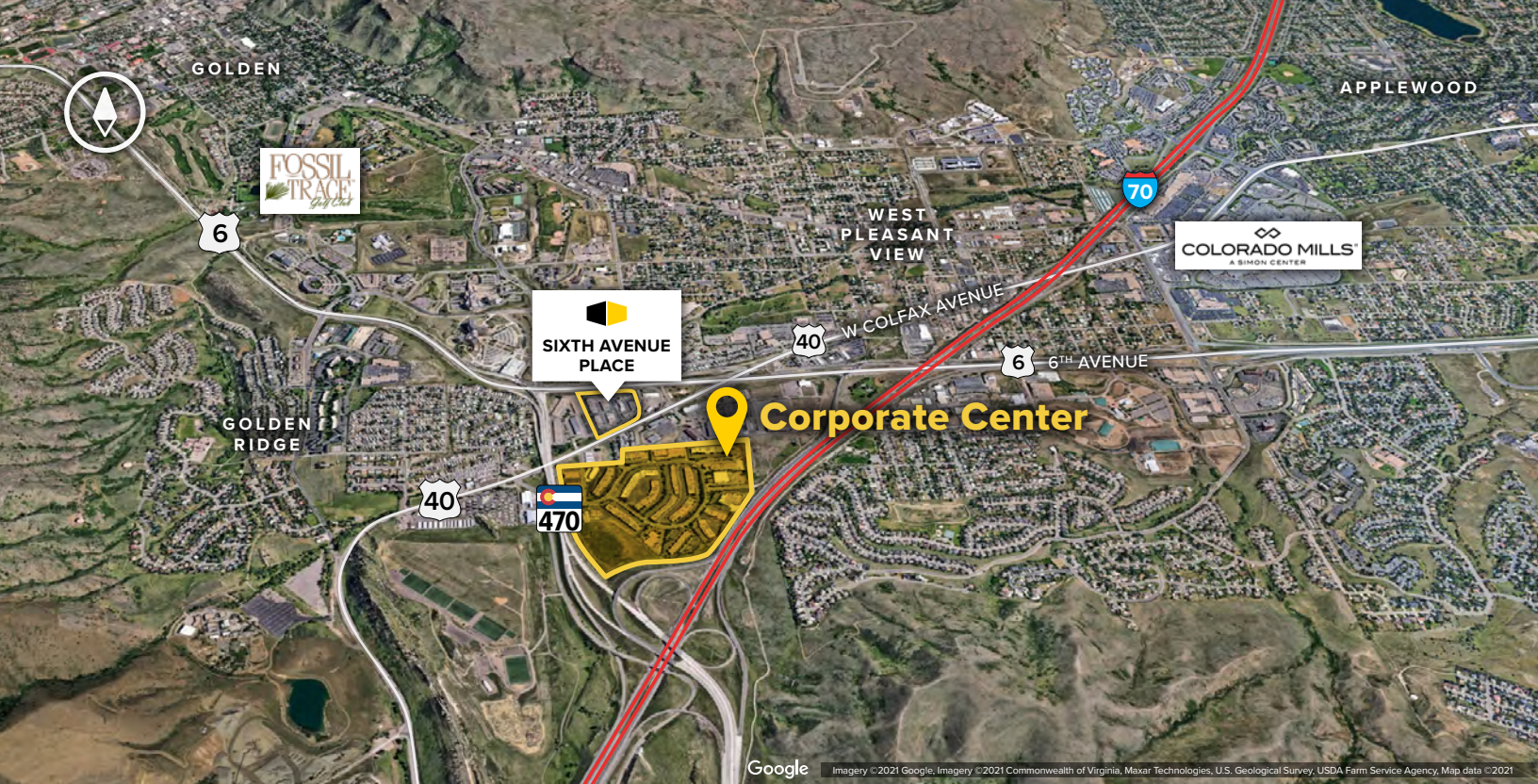
### Flex/R&D Buildings

|                      |            |
|----------------------|------------|
| 130 Capital Drive    | 12,000 SF  |
| 150 Capital Drive    | 110,520 SF |
| 221 Corporate Circle | 47,199 SF  |
| 301 Commercial Road  | 39,300 SF  |
| 331 Corporate Circle | 28,800 SF  |
| 400 Corporate Circle | 66,700 SF  |
| 420 Corporate Circle | 28,200 SF  |
| 500 Corporate Circle | 44,400 SF  |
| 600 Corporate Circle | 42,700 SF  |
| 611 Corporate Circle | 28,560 SF  |
| 621 Corporate Circle | 30,321 SF  |
| 700 Corporate Circle | 31,680 SF  |
| 720 Corporate Circle | 55,750 SF  |
| 741 Corporate Circle | 53,400 SF  |

### Flex/R&D Specifications

|                |                         |
|----------------|-------------------------|
| Suite Sizes    | 1,500 up to 110,520 SF  |
| Ceiling Height | 14–16 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 Corporate Center, visit: [sjpi.com/corporatecenter](http://sjpi.com/corporatecenter)



**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 |



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 Colorado owns and has developed more than 1.5 million square feet of commercial space across four business communities in the Denver metro area.

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 residential space nationwide.

Connect with us **@stjohnprop**



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