ST. JOHN PROPERTIES

303.278.7676 | SJPICOLORADO.COM

Corporate Center

150 Capital Drive | Golden, CO 80401

Suite 120

WHAT IS FLEX?

Total SF Available:
3,500 SF

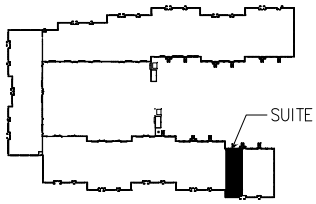
2,325 sq. ft. office, 1,175 sq. ft. warehouse with private offices (3), open office area, conference room, and 9'x10' dock doors (2)

LEGEND

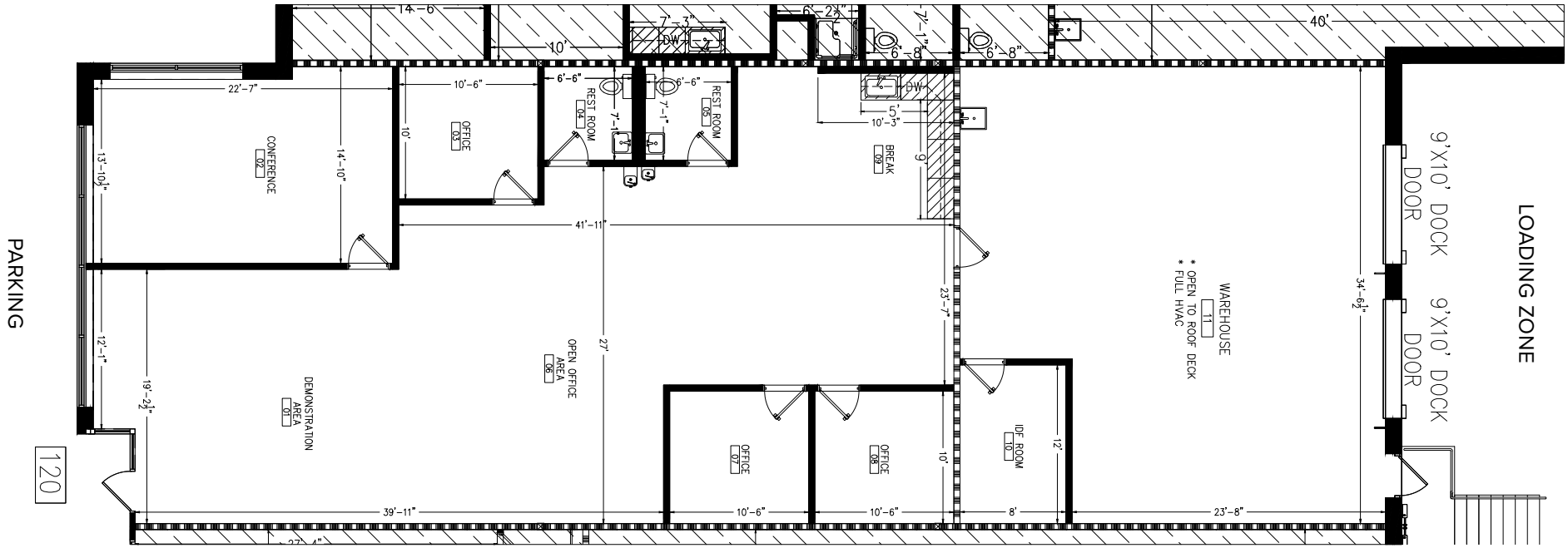
** FURNITURE AND APPLIANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. **

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

KEY PLAN
NOT TO SCALE



__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.



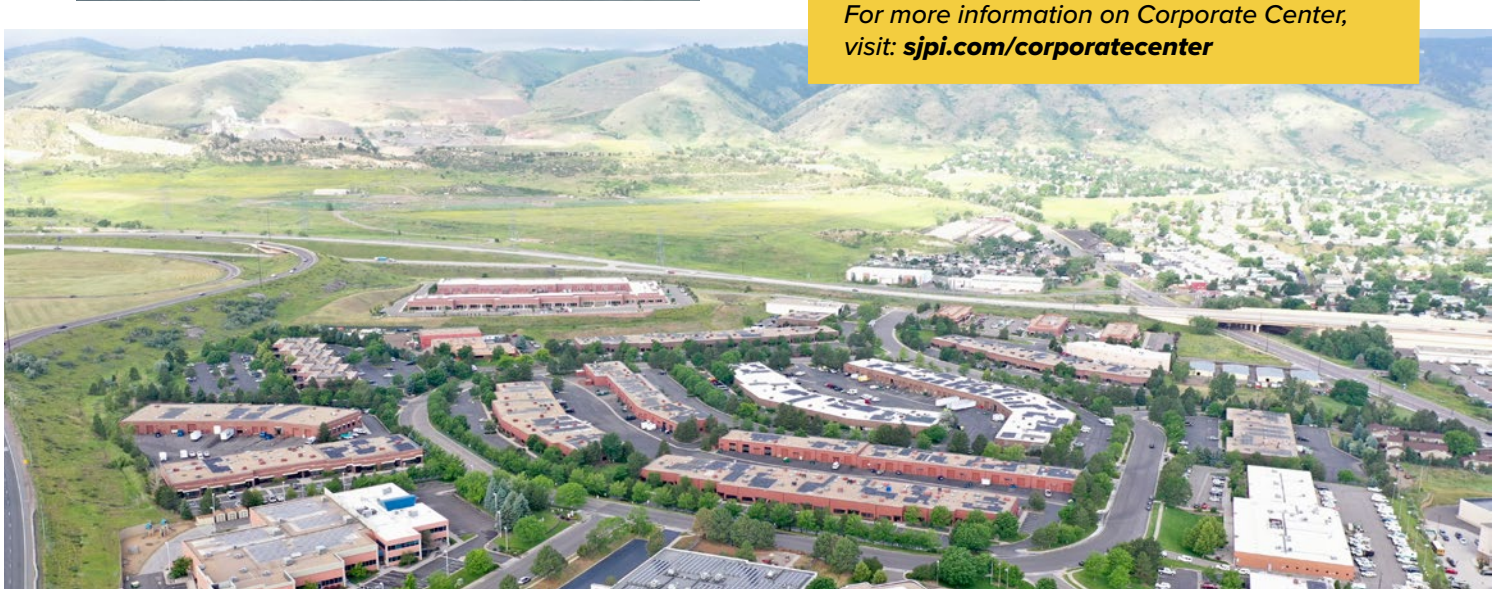
About Corporate Center

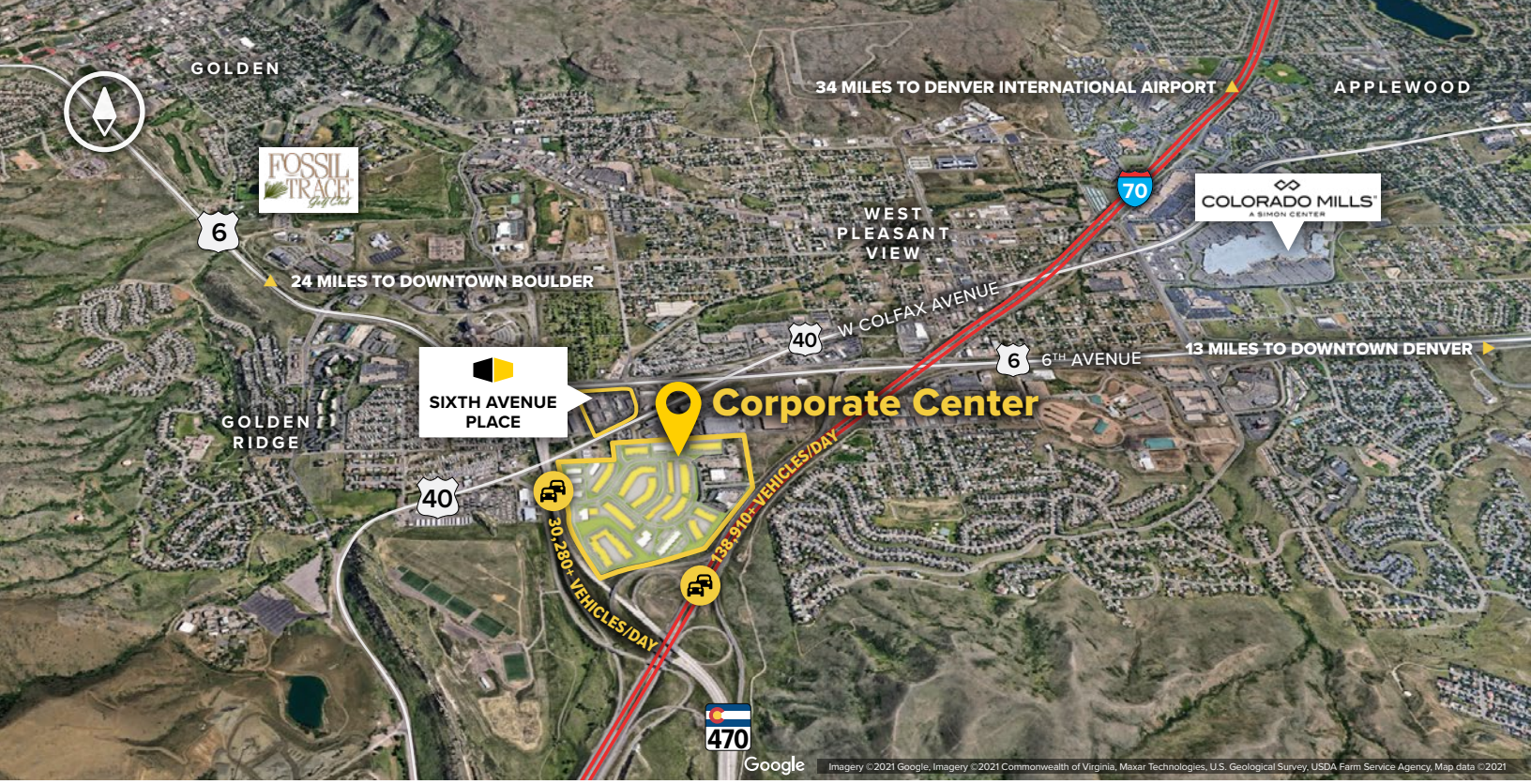
With more than 619,400 square feet of flex/office/warehouse space, Corporate Center provides the flexibility to accommodate almost any business use, including office, medical, R&D, lab, retail, showroom, service, distribution, and light industrial. This location offers easy access to major Denver thoroughfares, 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***





Distances to:

Federal Center	5 miles
Genessee, CO	7 miles
Denver, CO (Downtown)	13 miles
Evergreen/Bergen Park	18 miles
Denver Tech Center	20 miles
Boulder, CO	25 miles
Denver International Airport	35 miles
Vail, CO	85 miles

Scan now to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

Vince Furfaro
Leasing Representative
VFurfaro@sjpi.com
303.278.7676

Brandon Jenkins
Regional Partner, Colorado
BJenkins@sjpi.com
303.278.7676

Colorado Regional Office:
11945 Quantum Parkway | Suite 100
Broomfield, CO 80021

303.278.7676 | SJPI.COM/COLORADO

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 multifamiy space nationwide.

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USGBC MEMBER

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NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

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