








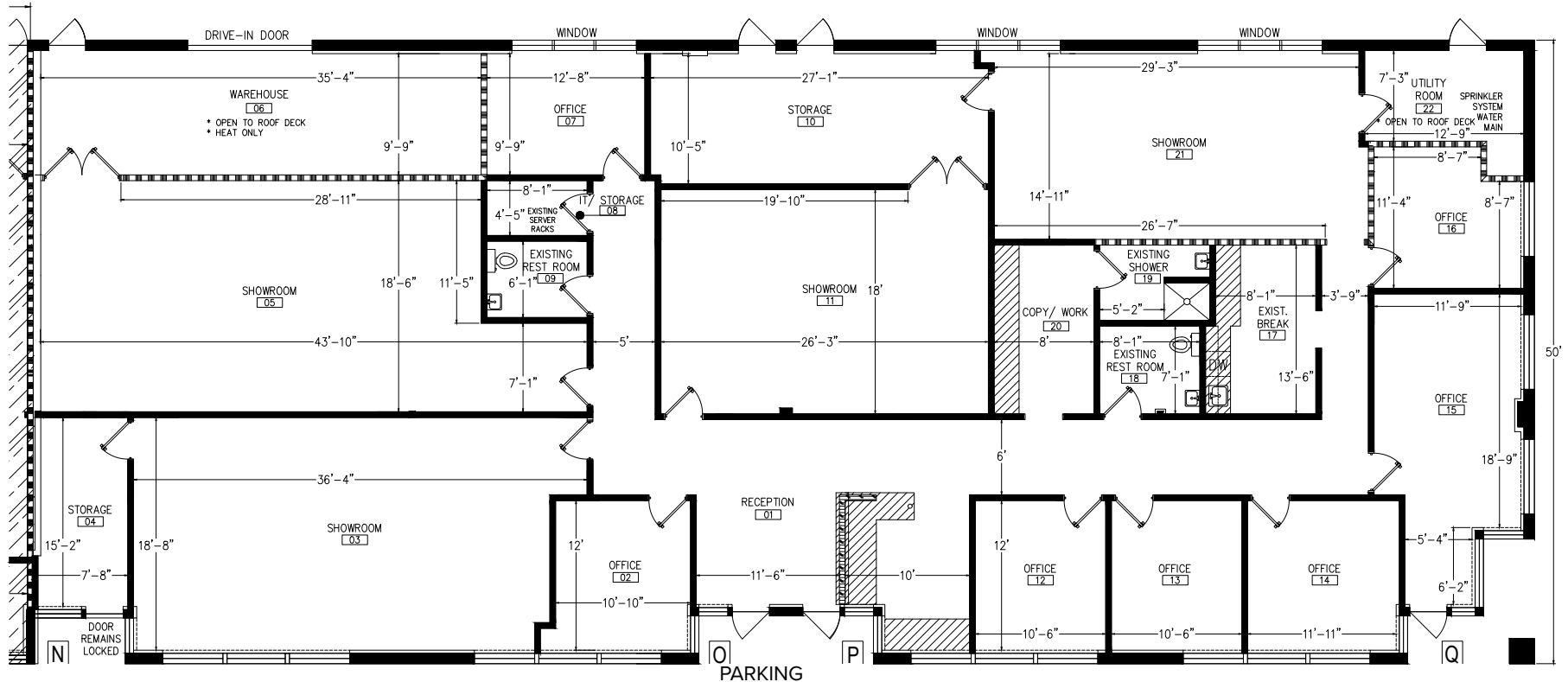
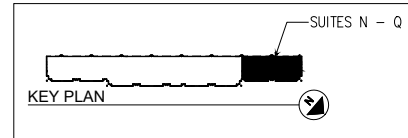
**Total SF Available:**  
6,000 SF

**Office SF: 5,065 SF**  
**Warehouse SF: 395 SF**

**LEGEND**

\*\* TENANT IS TO PROVIDE ALL APPLIANCES & FURNITURE. FURNITURE AND APPLIANCES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. \*\*

-  EXISTING EXTERIOR - MASONRY/GYP.
-  EXISTING 2HR FIRE RATED PARTITION
-  EXISTING 1HR FIRE RATED WALL
-  NEW BLDG. STD. PARTITION
-  EXISTING DOOR ASSEMBLY
-  CABINETRY / COUNTERTOP
-  ROOM TAG



## 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.

*For more information on Corporate Center, visit: [sjpi.com/corporatecenter](http://sjpi.com/corporatecenter)*



## Flex/R&D Space

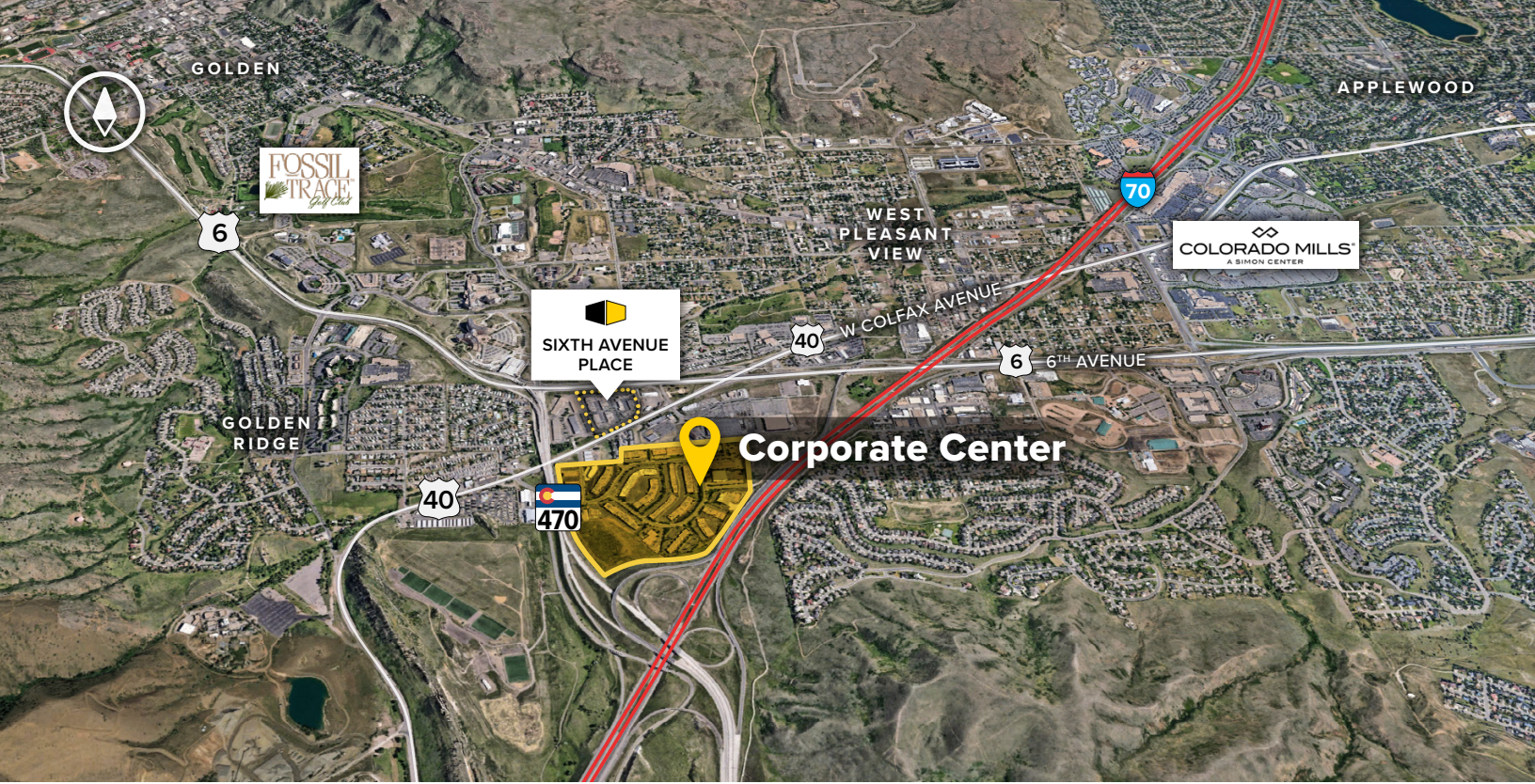
### Flex/R&D Buildings

|                      |            |
|----------------------|------------|
| 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                     |





**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

**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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