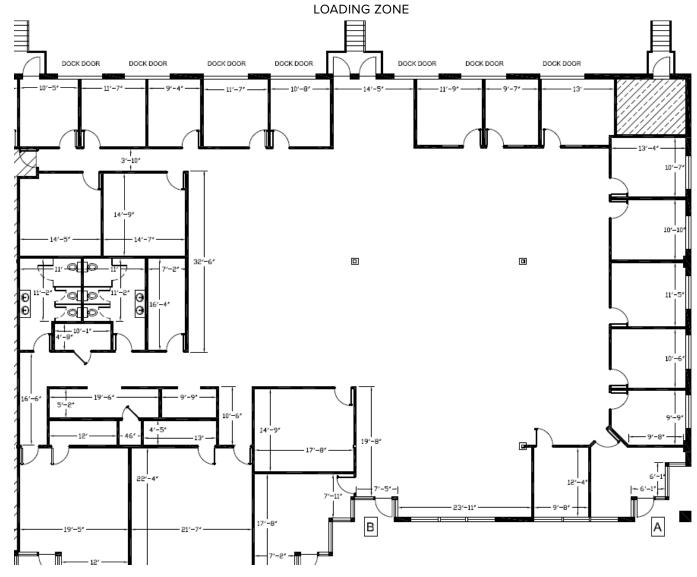


CORPORATE CENTER

741 Corporate Circle | Golden, CO 80401 Suites A-D

TOTAL SF AVAILABLE:

10,200 SF



PARKING

About Corporate Center

With more than 600,000 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 I-70, C-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



FLEX/R&D SPACE

IIII FLEX/R&D SPACE		
FLEX/R&D BUILDINGS		
130 Capital Drive	12,000 SF	
150 Capital Drive	110,460 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 110,4460 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	

PUD



Zoning



Distances to:

Boulder	25 miles
Denver (Downtown)	15 miles
Denver Int'l Airport	35 miles
Denver Tech Center	20 miles
Federal Center	5 miles
Evergreen/Bergen Park	18 miles
Genessee	7 miles
Vail	85 miles



420 Corporate Circle | Suite A Golden, CO 80401

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NAIOP

DEVELOPER

OF THE YEAR



About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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

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