

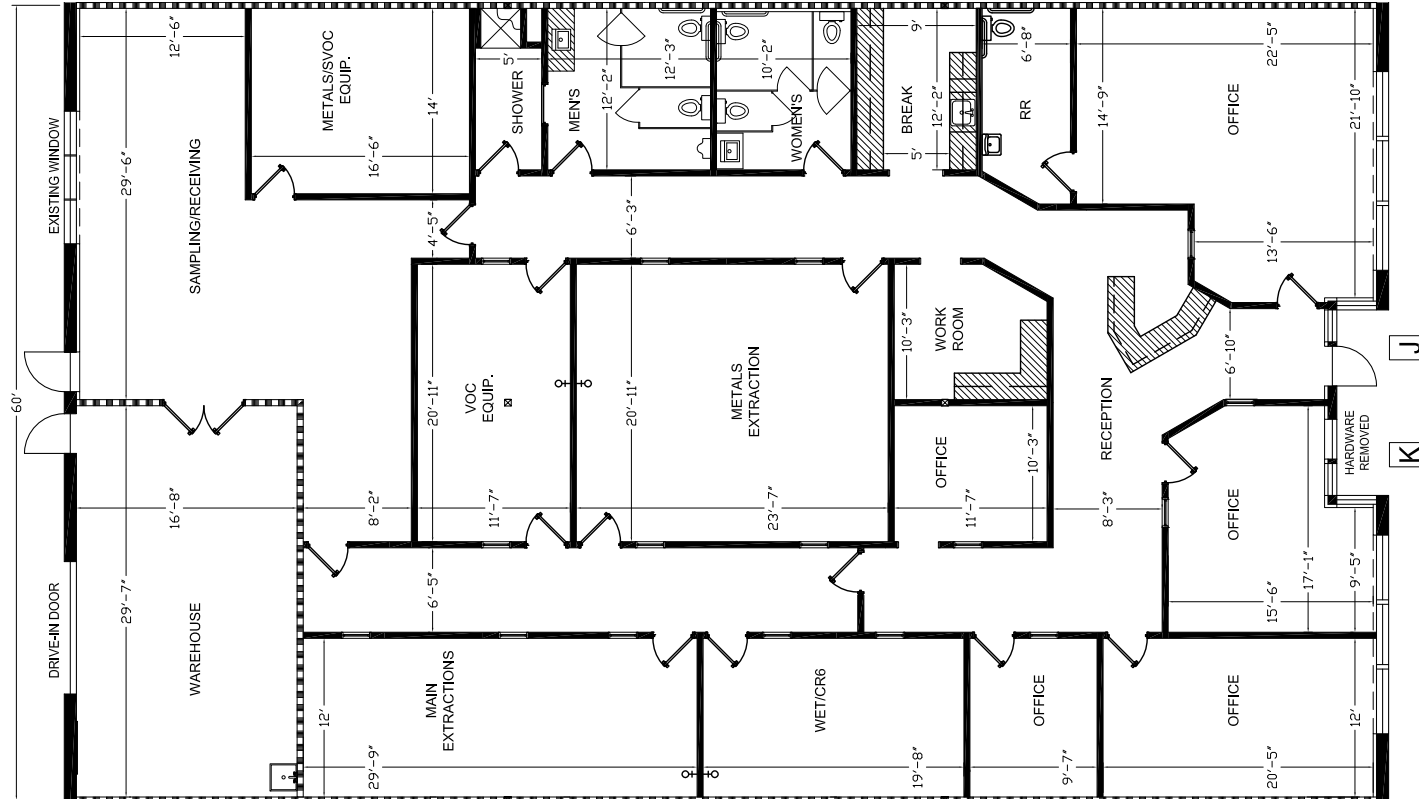
**TOTAL SF AVAILABLE:**  
**6,000 SF**

**KEY PLAN**  
 NOT TO SCALE



NOTE: THIS SPACE PLAN IS SUBJECT TO EXISTING FIELD CONDITIONS.

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## About Corporate Center

Corporate Center is the flagship business park in SJPI's Colorado portfolio. With more than 600,000 sf of flex office/warehouse space, Corporate Center provides the flexibility to accommodate almost any business use, including office, medical, high tech, 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 (Hwy 6) and Colfax Avenue (Hwy 40).

150 Capital Drive is our new premier building project, bringing an additional 110,460 square feet of flex office/warehouse space to Corporate Center. Our tenant roster for 150 Capital Drive is growing quickly and currently includes: Air Sciences, Kirk Erectors, O2 Group, Rocky Mountain Sales, Torus Americas, King Systems and Altaviz.

## FLEX / R&D SPACE

### SINGLE-STORY FLEX BUILDINGS

130 Capital Drive	12,000 SF
150 Capital Drive	110,460 SF
301 Commercial Road	39,300 SF
221 Corporate Circle	47,199 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 30,321 SF
Ceiling Height	14-6 ft. clear minimum
Offices	Built to suit / 2nd gen.
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO / EPDM Rubber
Exterior Walls	Brick on block
Zoning	PUD





**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

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 CO | MD | NV | PA | LA | UT | VA | WI

**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 nearly 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

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

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