



Corporate Center

6th Avenue & W. Colfax Avenue
Golden, CO 80401



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



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





Corporate Center | Site Plan



SIXTH AVENUE PLACE

40

W. COLFAX AVENUE

CORPORATE DRIVE

331 CORPORATE CIR
28,800 SF

301 COMMERCIAL RD
39,300 SF

CORPORATE CIRCLE

COMMERCIAL ROAD

VIOLET STREET

221 CORPORATE CIR
47,199 SF

400 CORPORATE CIR
66,700 SF

720 CORPORATE CIR
55,750 SF

420 CORPORATE CIR
28,200 SF

500 CORPORATE CIR
44,400 SF

CONFERENCE PLACE

CAPITAL DRIVE

130 CAPITAL DR
12,000 SF

741 CORPORATE CIR
53,400 SF

700 CORPORATE CIR
31,680 SF

600 CORPORATE CIR
42,700 SF

611 CORPORATE CIR
28,560 SF

470

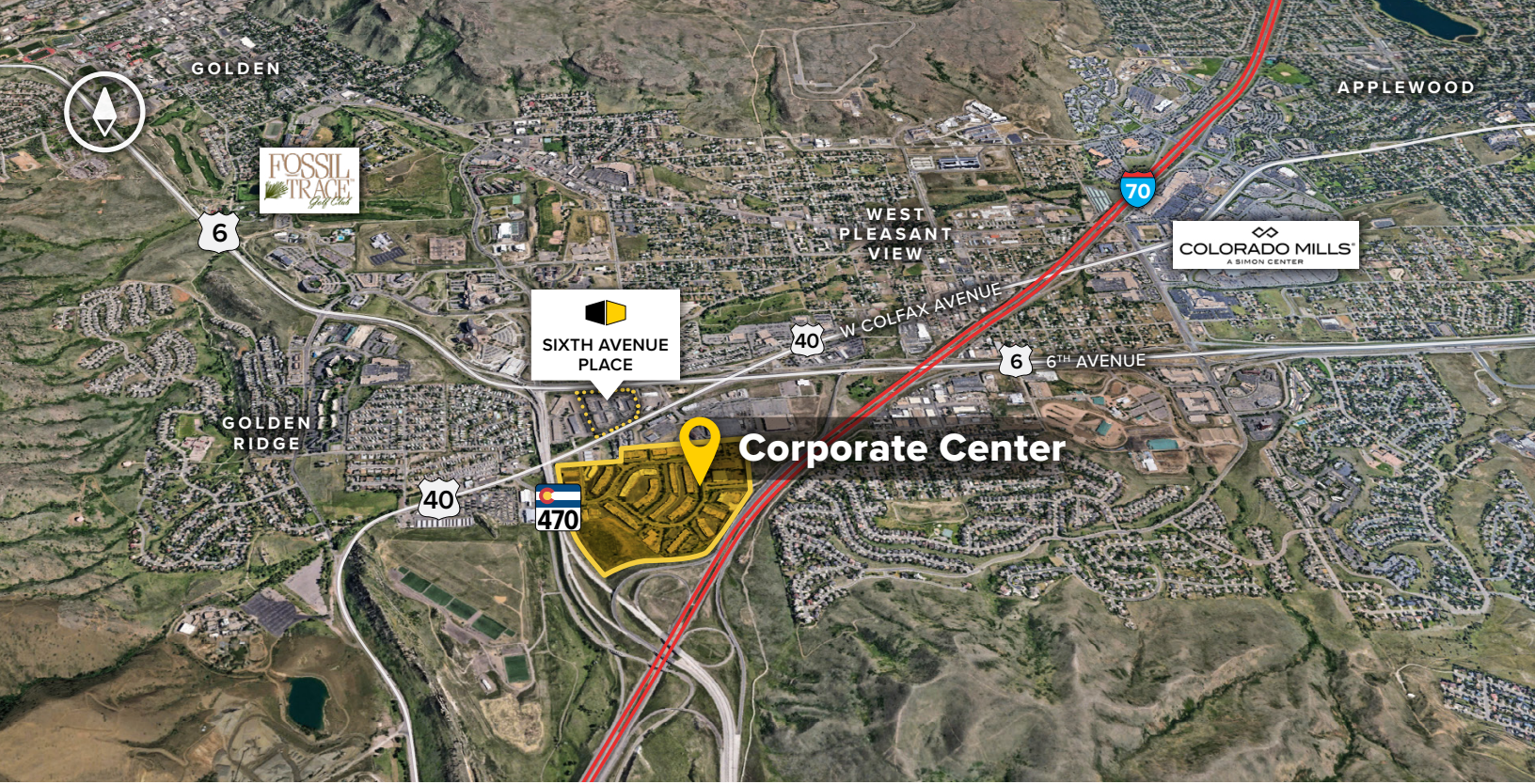
CAPITAL DRIVE

150 CAPITAL DR
110,520 SF

621 CORPORATE CIR
30,321 SF

70





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.

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

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