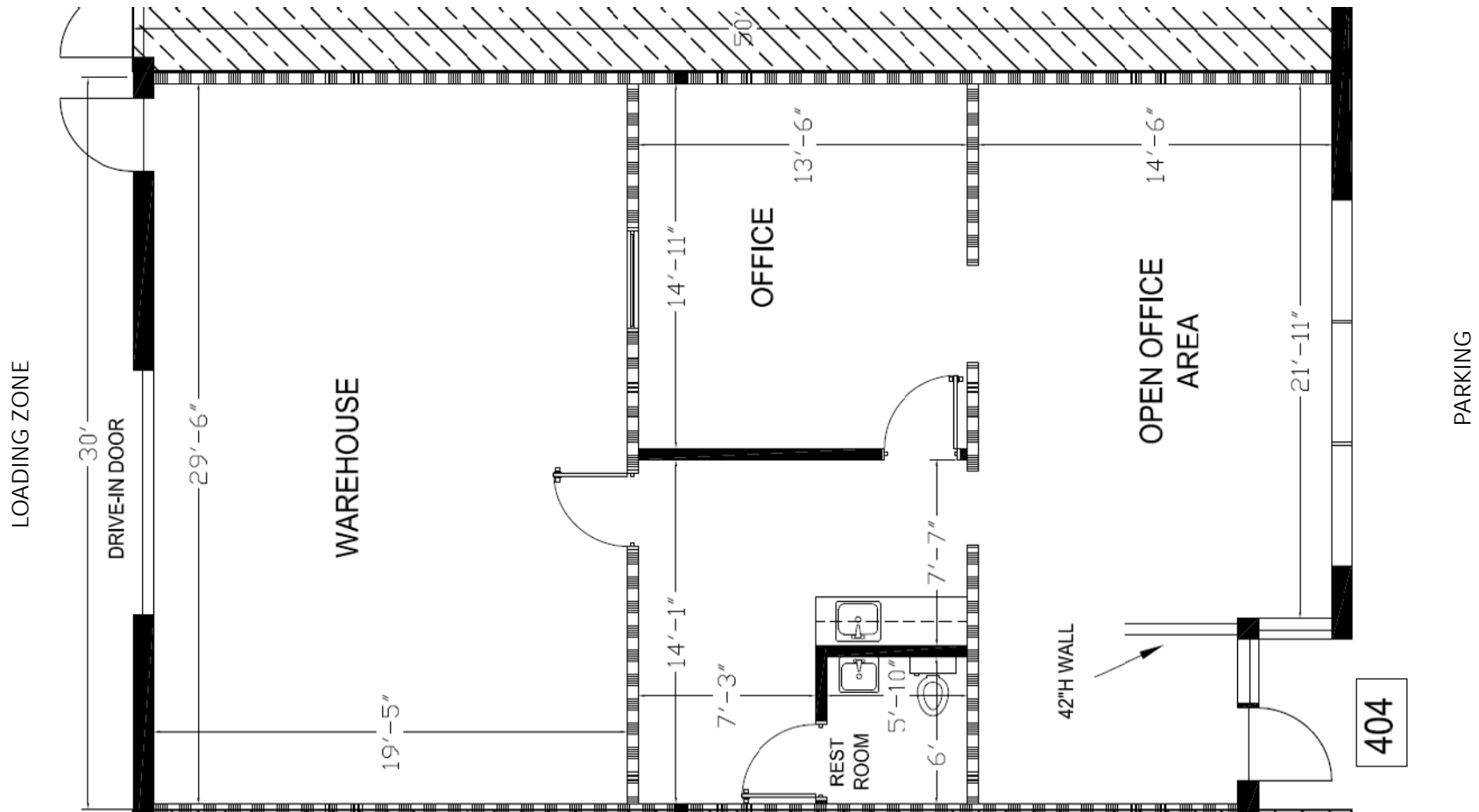


**Total SF Available:**  
1,500 SF

Office SF: 890 SF  
Warehouse SF: 610 SF

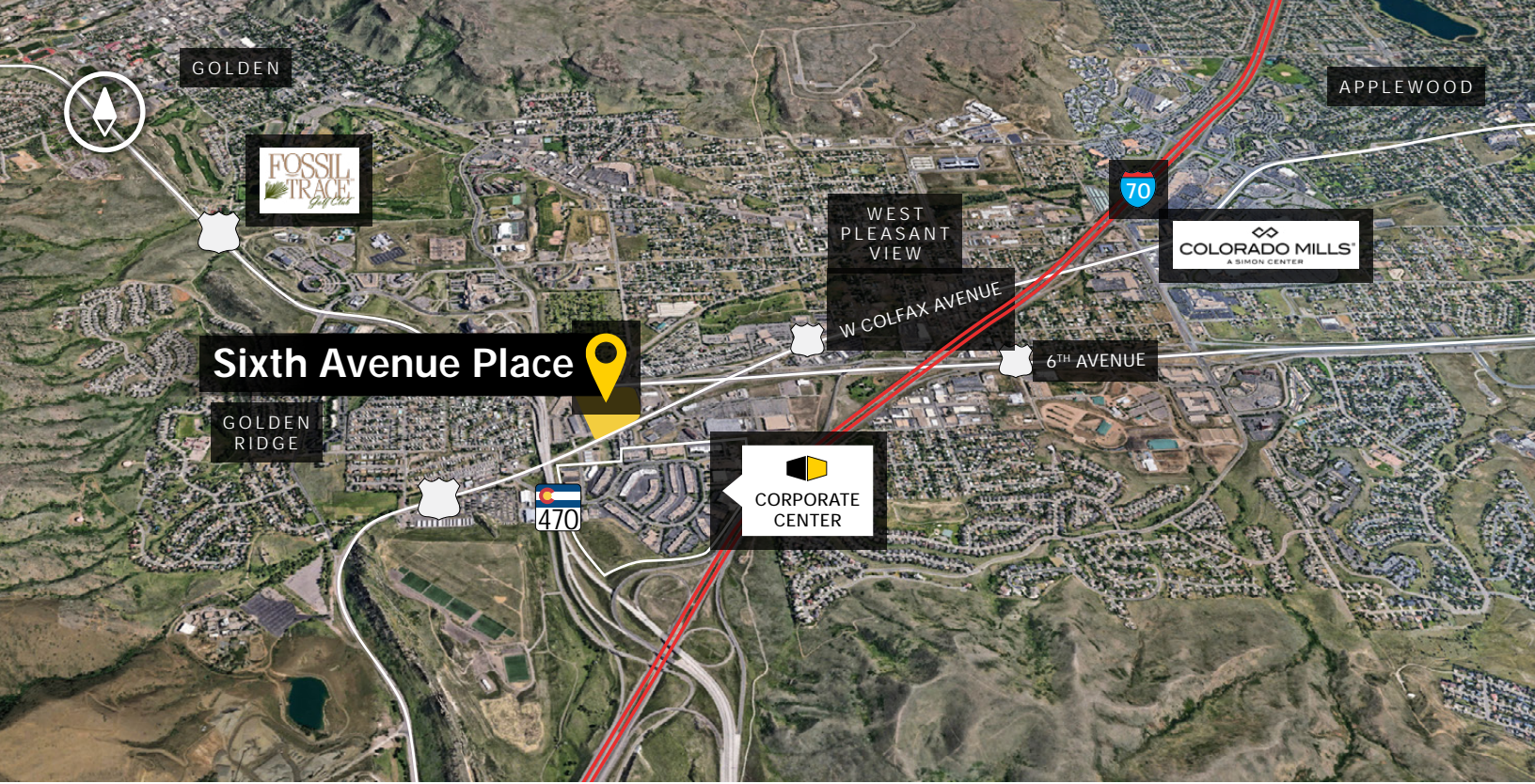
Loading: 10'x12' grade-level drive-in  
Electrical: 208v, 3-phase

**Note:** Tenant additionally responsible for separately metered utilities, trash and janitorial services.



Note: 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.





**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, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, ex/R&D, warehouse, retail and residential space.

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