



**741 Corporate Circle  
Golden, Colorado**

Corporate Center offers flex office/warehouse space in a professional business park setting. We can accommodate various uses including general office, showroom, lab, R&D, and light assembly and manufacturing. Corporate Center is located at the confluence of 6th Avenue, Colfax (Hwy 40), C-470 and I-70, offering easy highway access to the Denver metro area and mountain communities.



### SUITES A-D

<b>Total Unit SF</b>	<b>10,200 sf — floor plan on reverse</b>
<b>Office SF</b>	<b>10,200 sf</b>
<b>Warehouse SF</b>	<b>-0- sf</b>
<b>Clear Height</b>	<b>16'</b>
<b>Loading</b>	<b>Dock-high; all are currently fixed glass, but can be converted back to operable loading doors</b>
<b>Base Rental Rate</b>	<b>\$13.50/sf NNN, w/3% annual escalations</b>
<b>CAM</b>	<b>\$4.64/sf (2019 estimated)</b>
<b>Net Rent/mo.</b>	<b>\$11,475.00</b>
<b>Gross Rent/mo.</b>	<b>\$15,419.00</b>



**ST. JOHN**  
PROPERTIES

René Dugdale | 303.278.7676

# SUITES A-D

