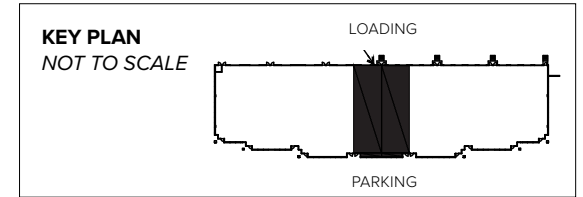


Walnut Creek Business Park
10855 Dover Street | Westminster, CO 80021
Suites 600-700



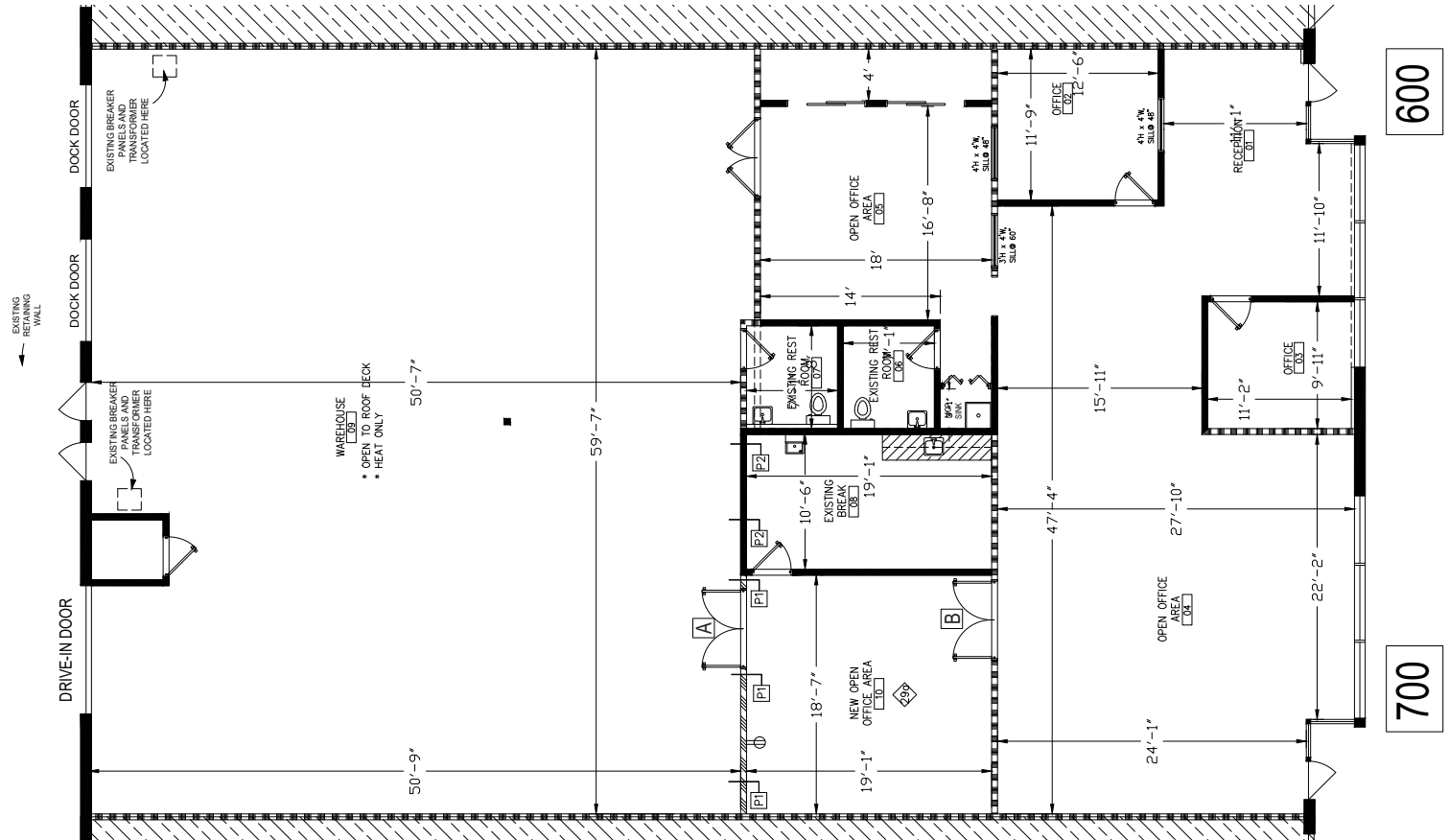
Total SF Available: 2,357 sq. ft. office, 3,643 sq. ft. warehouse with 2 dock doors, and 1 drive-in door
6,000 SF



LEGEND

** NOTE- ALL NEW WALLS, WITH THE EXCEPTION OF INTERIOR OF THE WAREHOUSE, TO BE LEVEL FOUR FINISH.

- EXISTING EXTERIOR - MASONRY/GYP.
- EXISTING 1HR WALL
- EXISTING PARTITION
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY TYPICAL DIMENSION (U.N.O.)
- EXIST. CABINETRY AND/OR COUNTERTOP
- ROOM TAG
- NEW BLDG. STD. 5/8" THICK DRYWALL 1 HR FIRE RATED PARTITION W/FIBER GLASS INSULATION INSIDE OF PARTITION CAVITY - IQ ROOF DECK - 18.75 LF - RE: SHEET A8
- UPGRADE EXISTING BLDG. STD. PARTITION TO 5/8" THICK DRYWALL 1 HR FIRE RATED PARTITION W/FIBERGLASS INSULATION INSIDE OF PARTITION CAVITY - PONY IQ ROOF DECK - 11.25 LF - RE: SHEET A8
- DOOR TAG
- ONLY NEW OUTLETS ARE SHOWN.
- STD DUPLEX OUTLET



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.

About Walnut Creek Business Park

Walnut Creek Business Park includes 204,832 square feet of flex/office/warehouse space across five buildings and can accommodate almost any business use including office, R&D, lab, service, distribution, and light industrial.

Walnut Creek Business Park is located minutes from the Rocky Mountain Metropolitan Airport and 1STBANK Center, and offers a convenient location between Boulder and Denver for businesses serving both metro areas.

Pictured below, from top to bottom: Rear loading area at Walnut Creek Business Park; front exterior of 11025 Dover Street

For more information on Walnut Creek Business Park, visit: sjpi.com/walnutcreek

Flex/R&D Buildings

10835 Dover Street	30,896 SF
10855 Dover Street	34,016 SF
11025 Dover Street	51,120 SF
11035 Dover Street	33,600 SF
11059 Dover Street	55,200 SF

Flex/R&D Specifications

Suite Sizes	1,800 up to 55,200 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





Distances to:

- Boulder, CO 15 miles
- Denver, CO (Downtown) 18 miles
- Denver International Airport 35 miles
- Interlocken 5 miles
- Rocky Mountain Metropolitan Airport 2 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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

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About St. John Properties

St. John Properties Colorado owns and has developed more than 1.5 million square feet of commercial space across four business communities in the Denver metro area. Headquartered in Baltimore, Maryland, St. John Properties has developed, constructed and owns more than 22 million square feet of office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



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