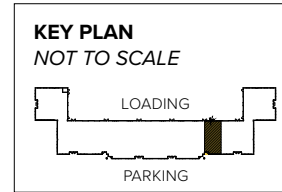


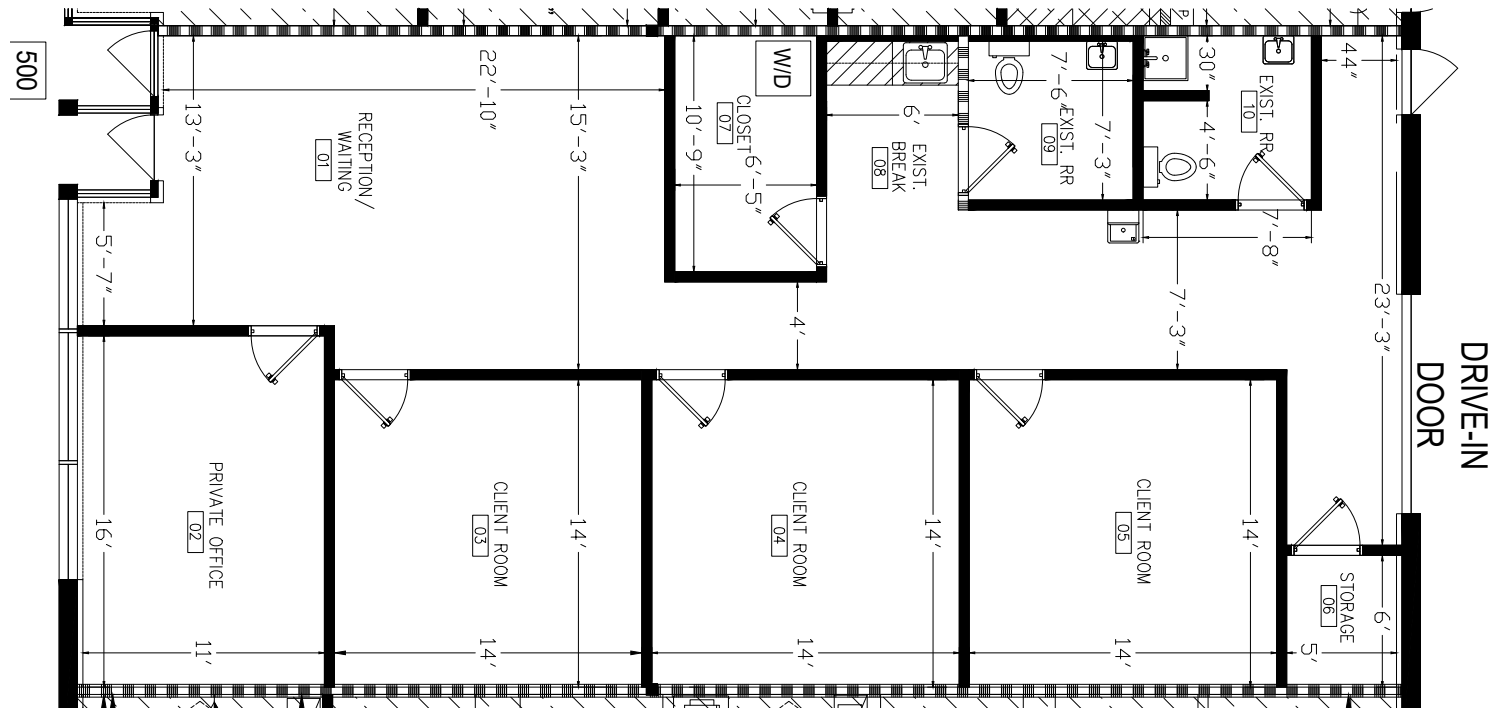


Total SF Available:
1,860 SF
All office with rear drive-in door



LEGEND
** FURNITURE AND APPLIANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. **

	EXISTING EXTERIOR - MASONRY/GYP.
	EXISTING PARTITION
	EXISTING 1HR FIRE RATED PARTITION
	EXISTING CABINETRY AND/OR COUNTERTOP
	EXISTING DOOR ASSEMBLY
	ROOM TAG



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:

- Rocky Mountain Metropolitan Airport 2 miles
- Interlocken..... 5 miles
- University of Colorado Boulder..... 12 miles
- Boulder, CO 15 miles
- Denver, CO (Downtown) 18 miles
- Denver International Airport 35 miles



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

Contact Us

For additional 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.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



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