

**Walnut Creek Business Park**  
10835 Dover Street | Westminster, CO 80021  
Suite 100

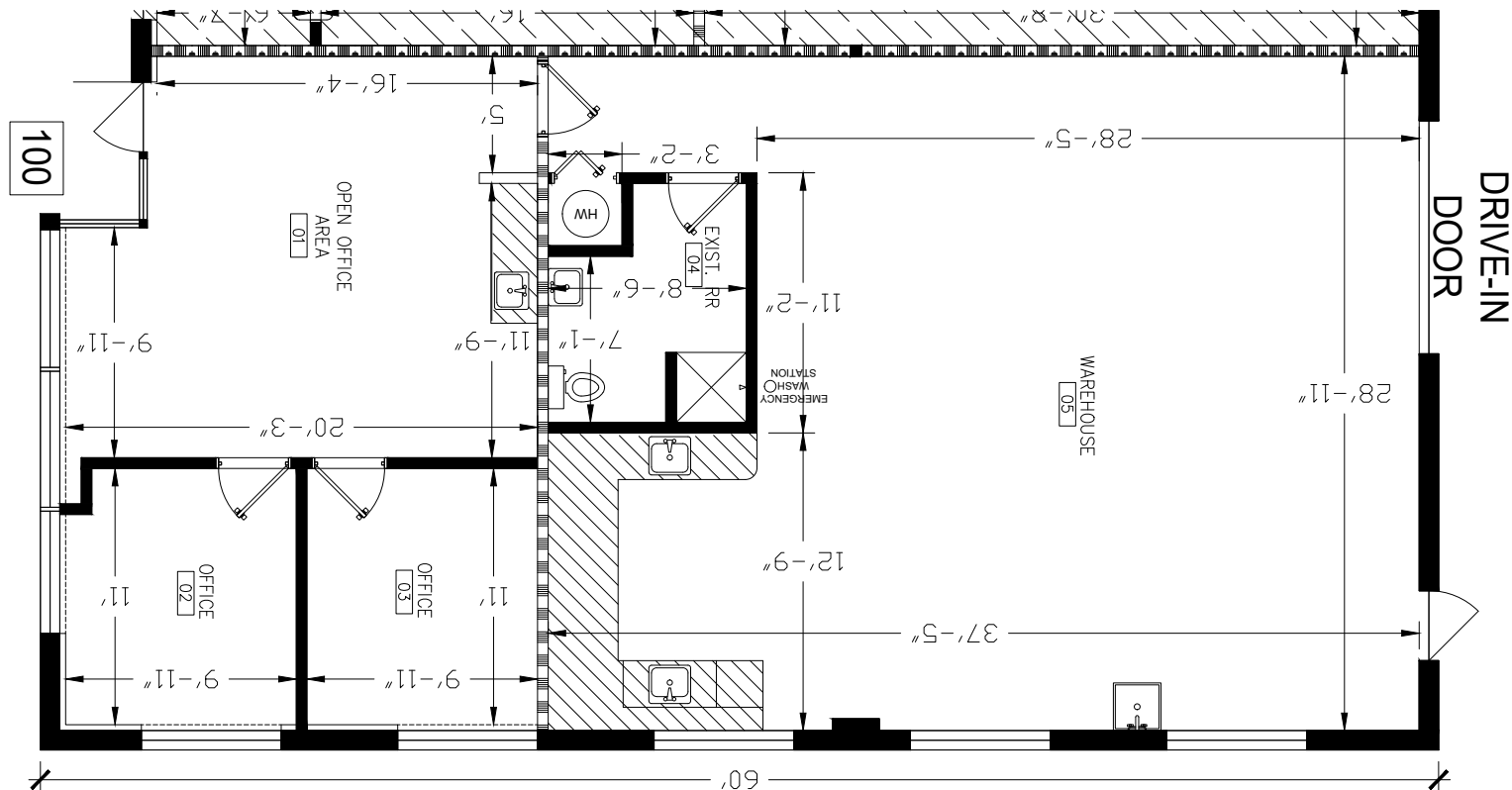
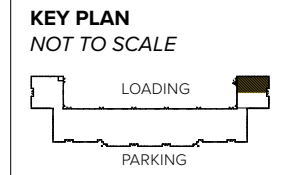


**Total SF Available:**

**1,800 SF**

740 sq. ft. office, 1,060 sq. ft.  
warehouse with private offices (2)  
and a drive-in door (1)

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](http://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:

#### Vince Furfaro

Leasing Representative

VFurfaro@sjpi.com  
303.278.7676

#### Brandon Jenkins

Regional Partner

BJenkins@sjpi.com  
303.278.7676

#### Colorado Regional Office:

11945 Quantum Parkway | Suite 100  
Broomfield, CO 80021

**303.278.7676 | SJPI.COM/COLORADO**

#### About St. John Properties

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 multifamily space nationwide.

Connect with us @stjohnprop



**USGBC**  
MEMBER



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/25