

Walnut Creek Business Park

11035 Dover Street | Westminster, CO 80021

Suite 1100

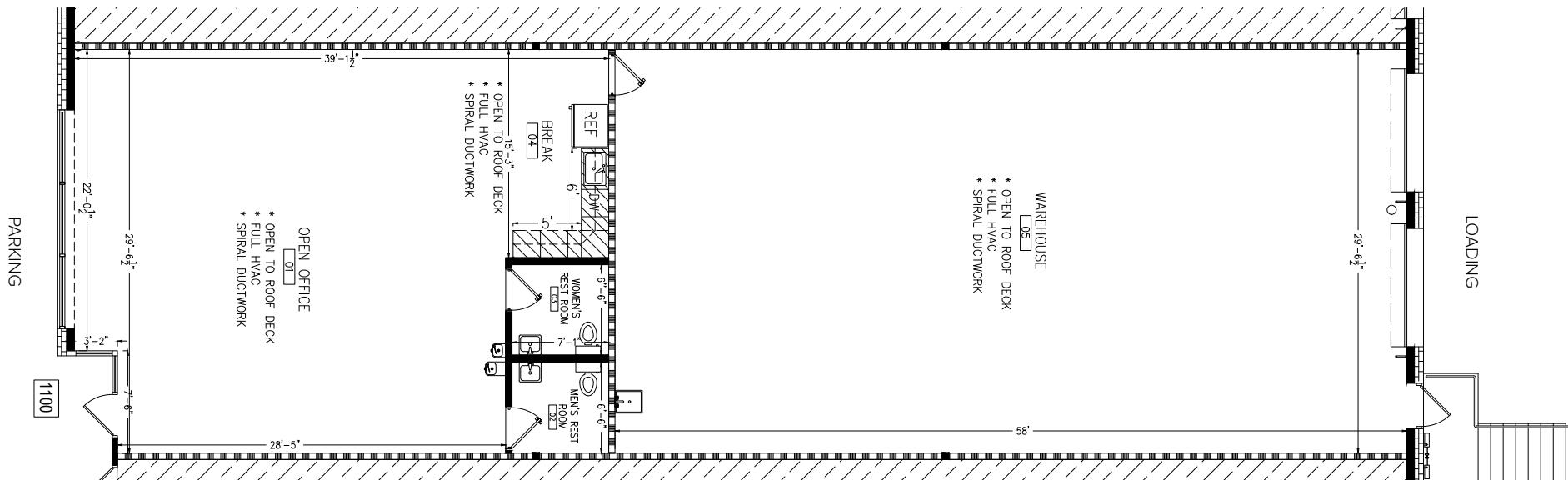
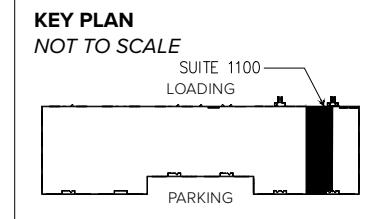
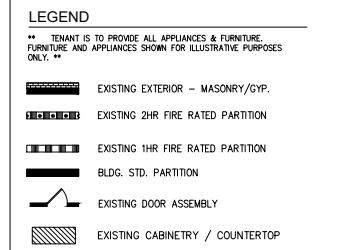
WHAT IS FLEX?



Total SF Available:

3,000 SF

1,215 sq. ft. office, 1,785 sq. ft. warehouse with private restrooms (2) and break area



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



BOULDER



University of Colorado
Boulder



36

170

DENVER BOULDER TURNPIKE

S BOULDER ROAD

W DILLON ROAD

NORTHWEST PARKWAY

COALTON ROAD

FLATIRON
Crossing®

Rocky Flats
National Wildlife
Refuge

128

INDIANA STREET

SIMMS
TECHNOLOGY
PARK

Google

INTERLOCKEN

287

W 136TH AVENUE

BROOMFIELD

287

Westmoor
Technology
Park



Walnut Creek
Business Park



Westmoor
Technology
Park

W 108TH AVENUE

36

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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



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About St. John Properties

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NATIONAL
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OF THE YEAR
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