ST. JOHN PROPERTIES
303.278.7676 | SJPI.COM/COLORADO

Walnut Creek Business Park

10835 Dover Street | Westminster, CO 80021

Suites 600-700

WHAT IS FLEX?

Total SF Available:

4,200 SF

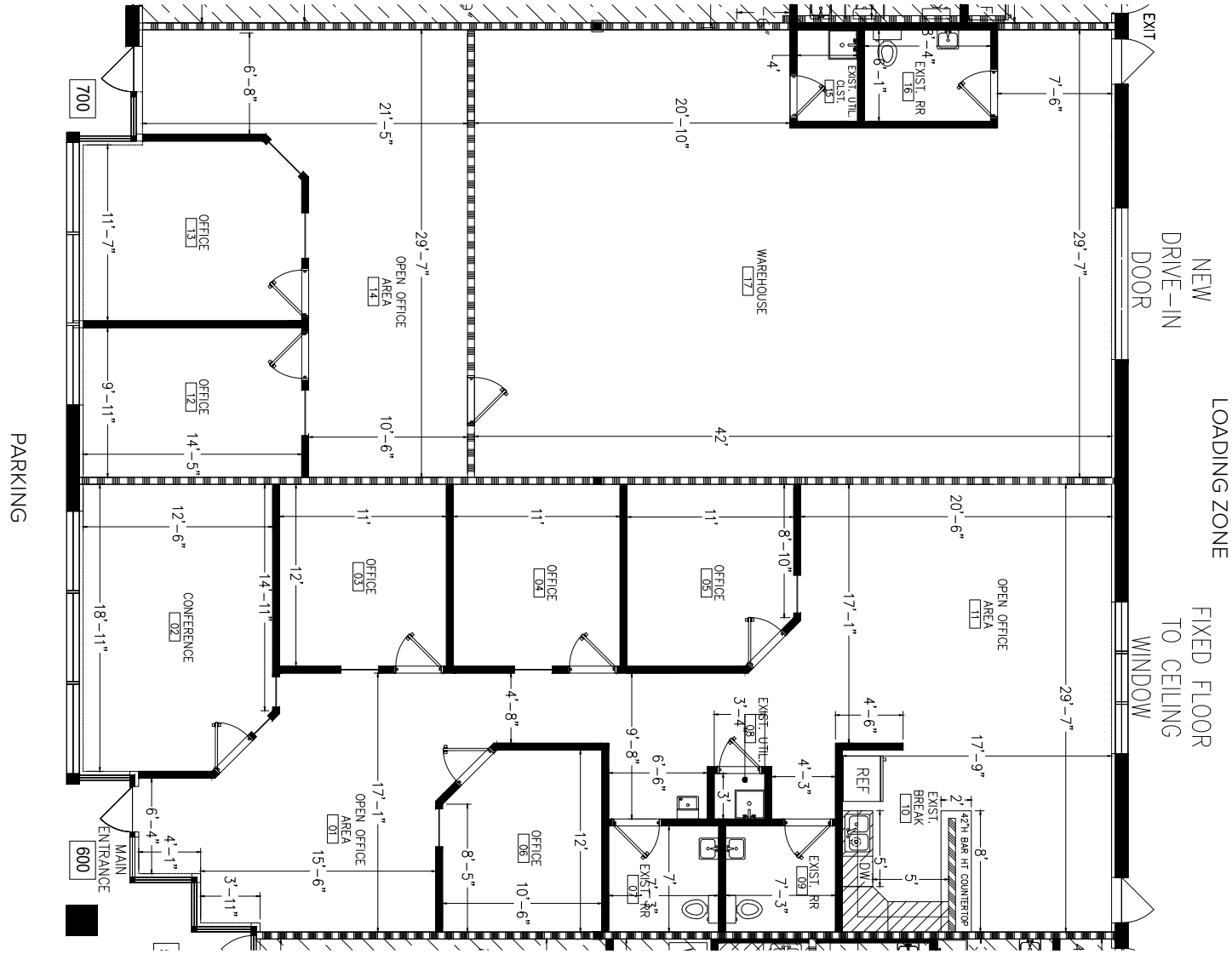
2,845 sq. ft. office, 1,345 sq. ft. warehouse with private offices (6), conference room (1) and a drive-in door (1)

KEY PLAN
NOT TO SCALE

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 XXX — ROOM TAG



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*

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

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

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, 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 multifamiy space nationwide.

Connect with us **@stjohnprop**

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