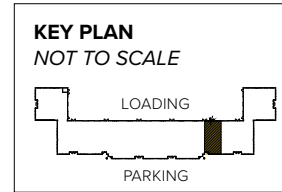


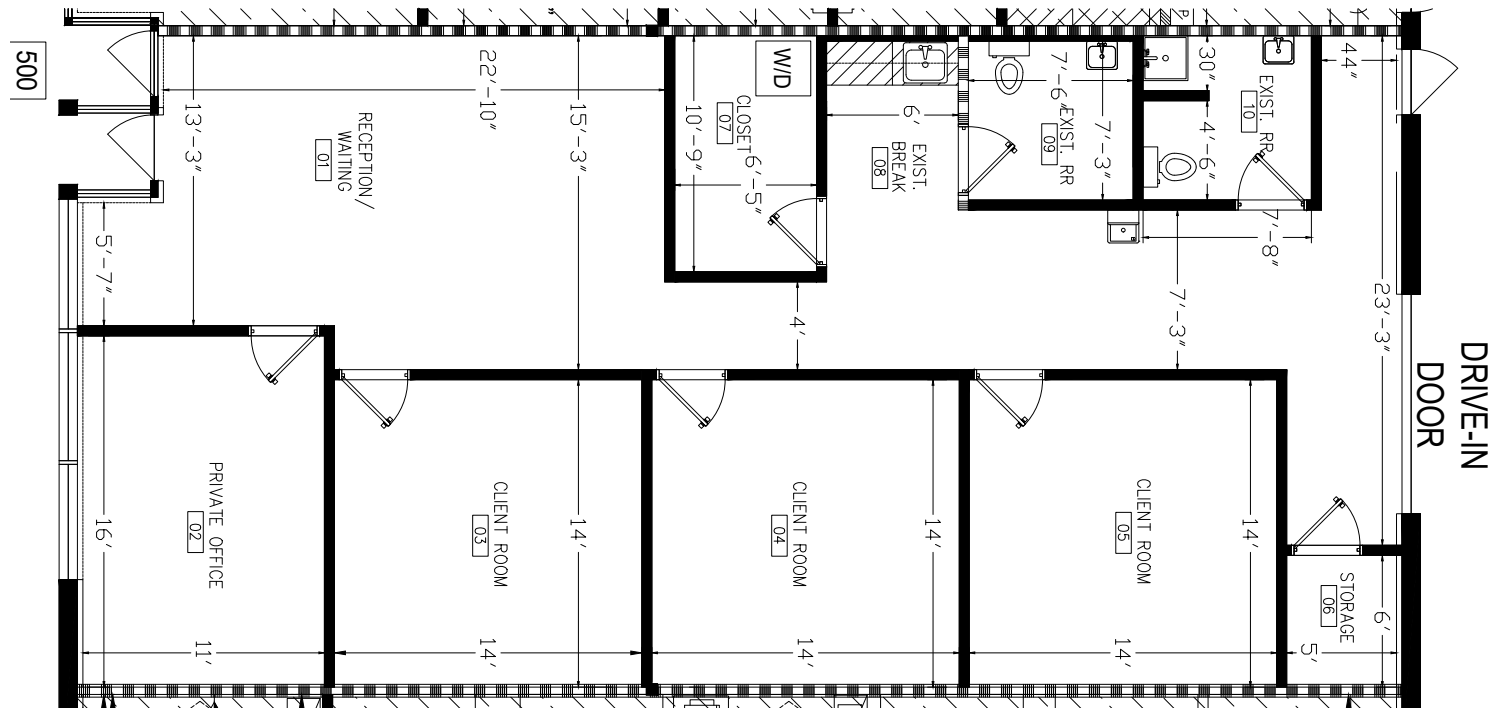


Total SF Available:
1,860 SF
All office with rear drive-in door



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 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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 720.954.2101

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 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



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