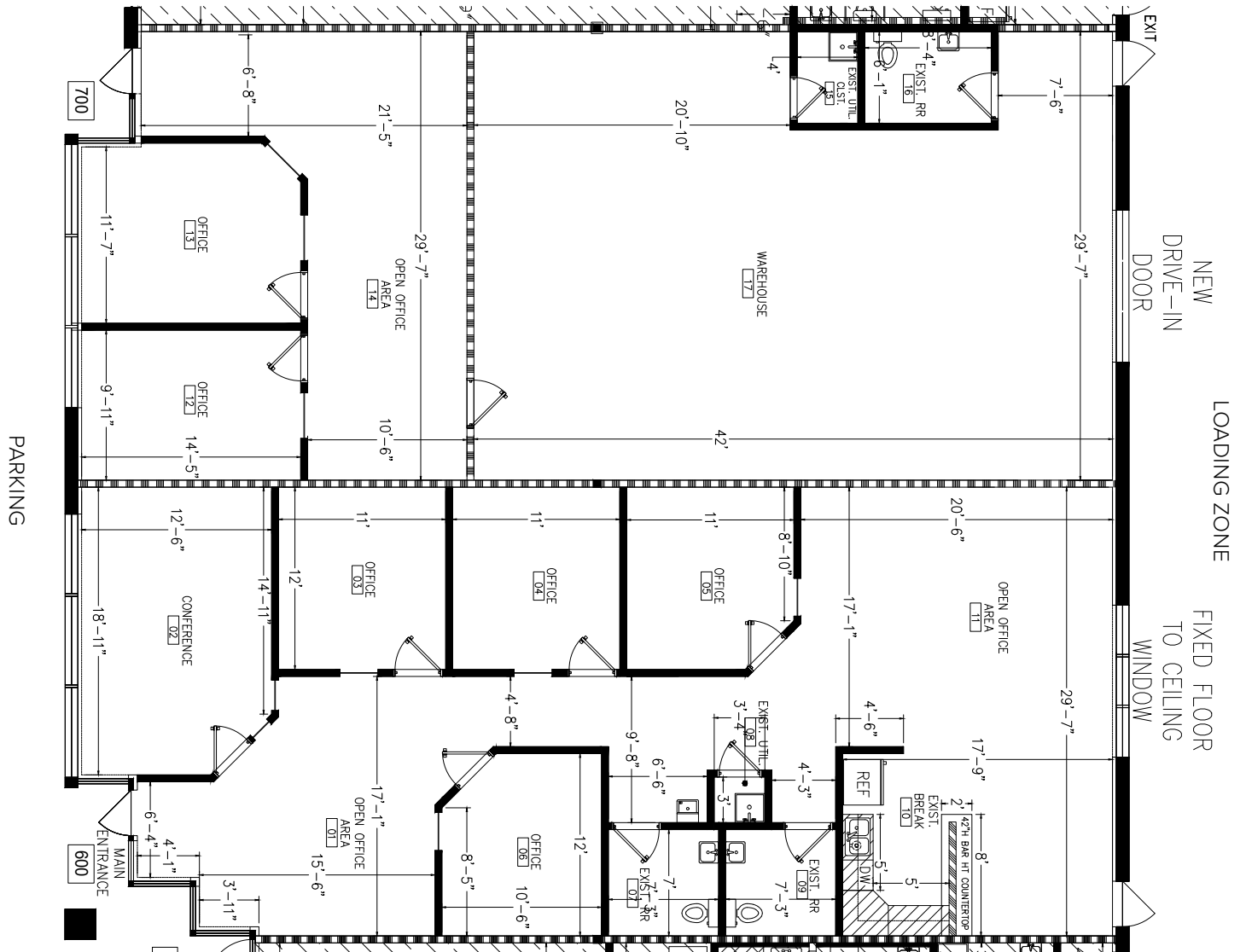
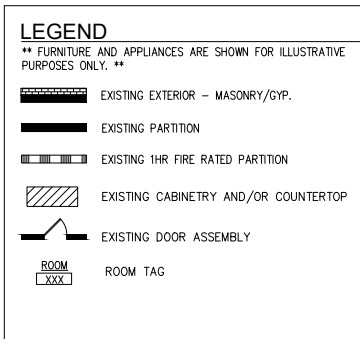
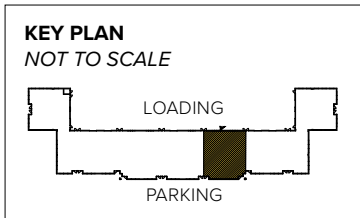




**Total SF Available:**  
4,200 SF

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



## 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](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:

**Brandon Jenkins**  
*Regional Partner, Colorado*  
 BJenkins@sjpi.com  
 720.954.2101

**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



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