



Walnut Creek Business Park

108th Avenue & Wadsworth Parkway
Westminster, CO 80021



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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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





Walnut Creek Business Park | Site Plan

121

WADSWORTH PARKWAY

W 108TH AVENUE

DOVER STREET

W 110TH STREET

11059 DOVER STREET
55,200 SF

11025 DOVER STREET
51,120 SF

11035 DOVER STREET
33,600 SF

10855 DOVER STREET
34,016 SF

10835 DOVER STREET
30,896 SF

▲ To Rocky Mountain Metropolitan Airport





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 multifamily space nationwide.

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