



Walnut Creek Business Park

108th Avenue & Wadsworth Parkway
Westminster, CO 80021



SJPI.COM/COLORADO | 303.278.7676

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



▲ To Rocky Mountain Metropolitan Airport



BOULDER



University of Colorado
Boulder



36

170

DENVER BOULDER TURNPIKE

S BOULDER ROAD

W DILLON ROAD

NORTHWEST PARKWAY

COALTON ROAD

FLATIRON
Crossing®

287

W 136TH AVENUE

BROOMFIELD

287

Rocky Flats
National Wildlife
Refuge

128

INDIANA STREET

SIMMS
TECHNOLOGY
PARK

Google



121

Westmoor
Technology
Park



Walnut Creek
Business Park

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

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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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
2018

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