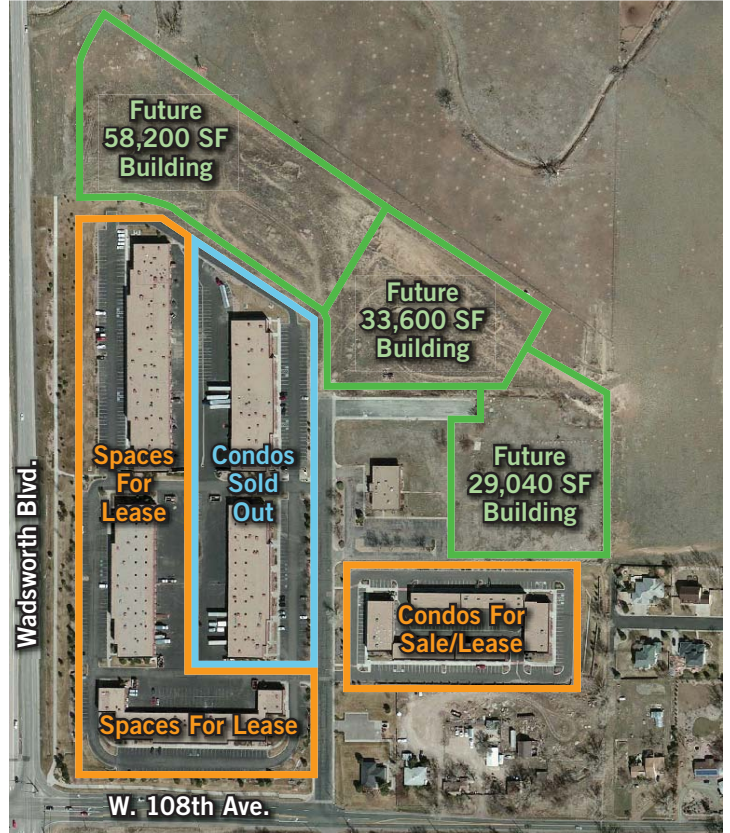


EXISTING SPACES AND LAND FOR SALE / LEASE / BUILD-TO-SUIT

# Walnut Creek Business Park

Dover Street | Westminster, Colorado 80021

**WALNUT CREEK**  
BUSINESS PARK



## Walnut Creek Business Park

For Sale/Lease/Build-To-Suit  
Call For Pricing

Walnut Creek Business Park at Walnut Creek by MIE Properties offers maximum flexibility for traditional office users as well as innovative space for light industrial flex firms. The interior finishes adapt easily to user needs in both size of space and type of finish. Office users recognize significant cost savings and space efficiency by avoiding large building common areas.

The project has quick access to Boulder, Denver and the north suburbs via Highway 36 and Highway 287 (Wadsworth Boulevard). The nearby restaurant and retail facilities enhance the business environment for employers and customers alike.

*Please see reverse for aerial.*

## Features

<b>City</b>	Westminster
<b>County</b>	Jefferson
<b>Zoning</b>	PUD, allows a wide variety of office, flex, light industrial uses
<b>Suites</b>	From 1,200 SF
<b>Ceiling Height</b>	14' - 16'8" Clear
<b>Loading</b>	Dock-high and drive-in doors available
<b>Parking Ratio</b>	4 Spaces per 1,000 SF
<b>Electrical</b>	120/208 Volt, 3-phase
<b>Sprinklered</b>	Yes
<b>Gas / Electric</b>	Individually metered



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SPACES FOR SALE/LEASE

# Walnut Creek Business Park

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## WALNUT CREEK BUSINESS PARK



## Flexible Solutions

- **Size:** Small incremental units allow buyers to purchase or lease a single unit or combine units for efficient space utilization.
- **Price:** Competitive pricing on shell condition allows buyers/tenants to finish interior space “just right” for their specific use and keep total costs down.
- **Timing:** Building core and shell are complete, with shell condition being permit-ready for interior build-out. In-house space planning offered by MIE Properties expedites the buyer/tenant and city approval process.
- **Finish:** Buyers/tenants are able to select interior finishes customized to their desired level of quality and durability.

Flexibility in size, price, timing and finishes makes Walnut Creek the ideal solution for every user’s needs.



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