

FOR SALE

The Offices at Walnut Creek

10850 & 10860 Dover Street
Westminster, Colorado 80021

WALNUT CREEK
BUSINESS PARK



The offices at Walnut Creek by MIE Properties offer maximum flexibility for traditional office users as well as innovative space for non-traditional firms. 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). Nearby restaurant and retail facilities enhance the business environment for employers and customers alike.

Shell Condition Pricing

- Buy one (1) suite of 1,200 SF for \$130/SF = \$156,000
- Buy two (2) suites of 1,200 SF each, a total 2,400 SF, for \$120/SF = \$288,000
- Buy three (3) suites of 1,200 SF each a total of 3,600 SF, for \$110/SF = \$396,000
- Buy three (3) suites or more of 1,200 SF each, and shell pricing shall be \$110/SF
- Lease with option to purchase available

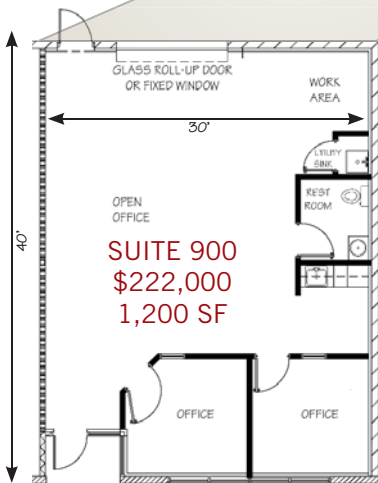
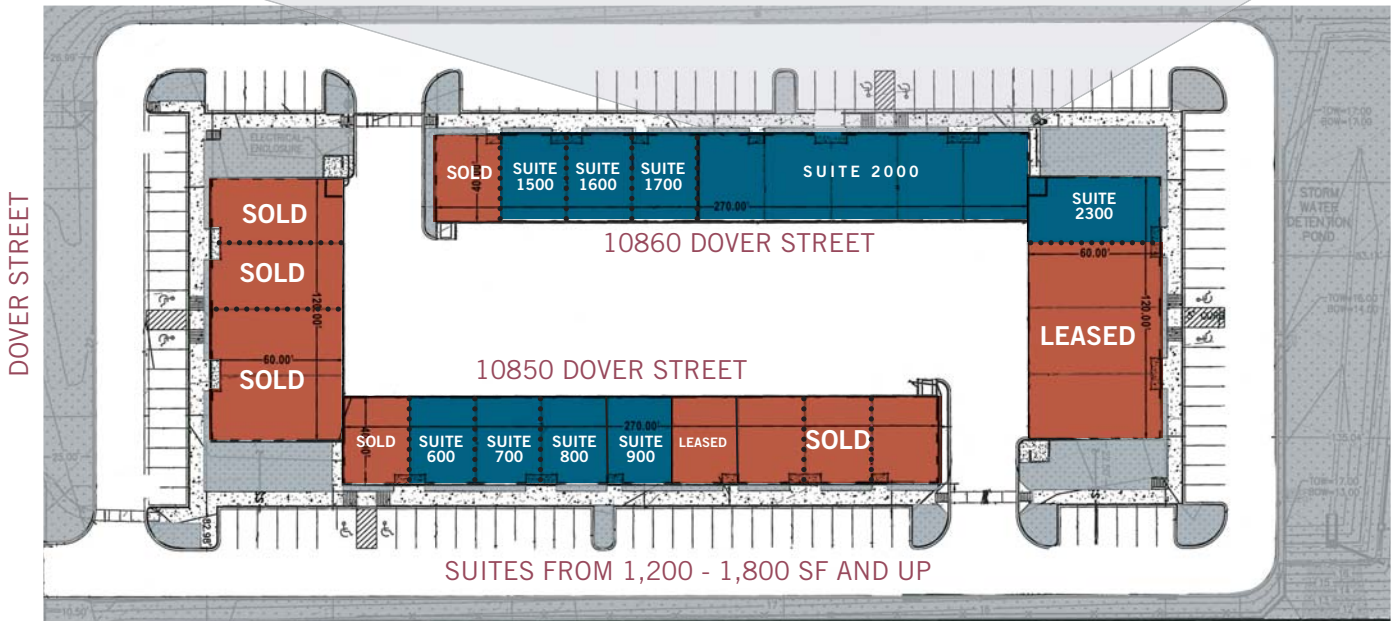
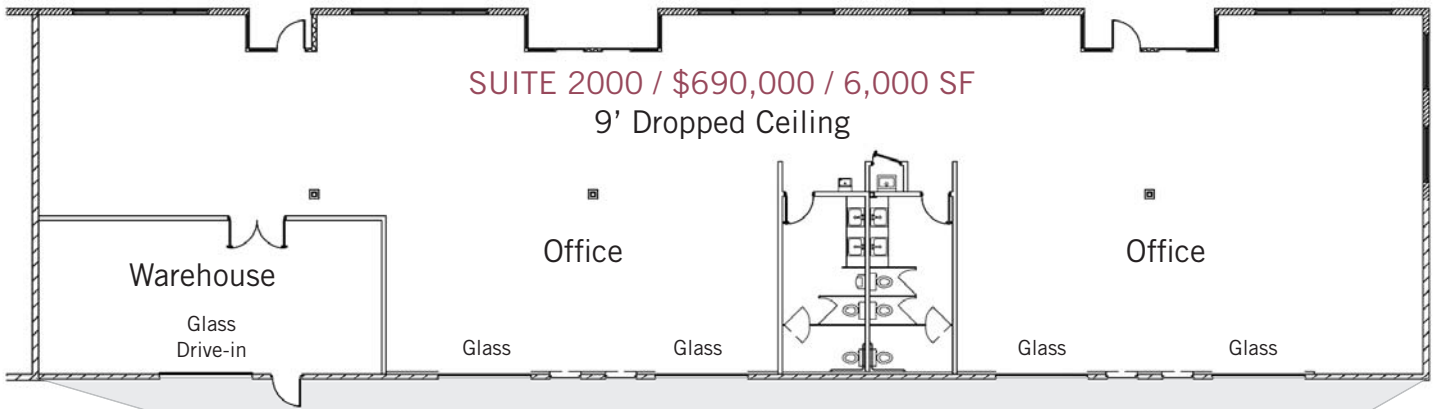
Features

City	Westminster
County	Jefferson
Total SF	36,000 SF
Zoning	PUD, allows a wide variety of office, flex, light industrial uses
Suites SF	From 1,200 SF
Special Features	10' x 12' Glass roll-up door or fixed window
Ceiling Height	14'
Shell Units Seller Provides	Demising walls 120/208 Volt, 3 phase power One 125 amp panel per single suite unit or One 200 amp panel per multiple suite unit Fire sprinkler system with controls by Buyer Natural gas, water and sewer to each suite Individual gas and electric meters

Cassidy/Turley
Commercial Real Estate Services

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The Offices at



TRADITIONAL OFFICE

Finished Unit Pricing

Suite 900 - \$222,000 (\$185/SF)

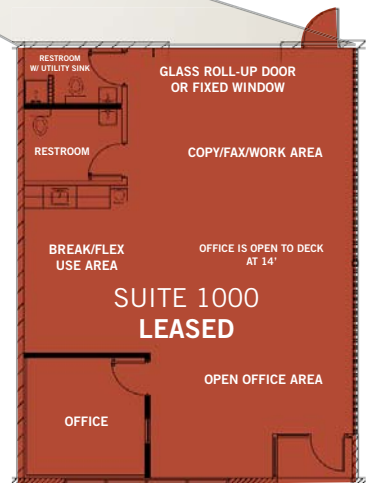
- 1,200 SF
- Traditional office finish
- Move-in condition
- Immediate possession

Suite 1000 - \$222,000 (\$185/SF)

- 1,200 SF
- Open office / industrial chic finish
- Move-in condition

Suite 2000 - \$690,000 (\$115/SF)

- 6,000 SF
- Open office finish (carpet by Buyer)
- Approx. 1,200 SF warehouse included
- Immediate possession



INDUSTRIAL CHIC



Flexible Solutions In

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

Flexibility in size, price, timing and finishes make The Offices at Walnut Creek the ideal solution to each Buyer's facilities needs.

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