

FOR LEASE OR SALE
THE OFFICES at
10860 Dover Street, Suite 2000
Westminster, CO 80021

WALNUT CREEK
BUSINESS PARK



For Sale: \$690,000 (\$115/SF)
For Lease: \$8.75/SF NNN
NNN Operating Expenses: \$3.38/SF

LEASE WITH OPTION TO PURCHASE
allows lease payments to build equity

Property Highlights

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.

Property Features

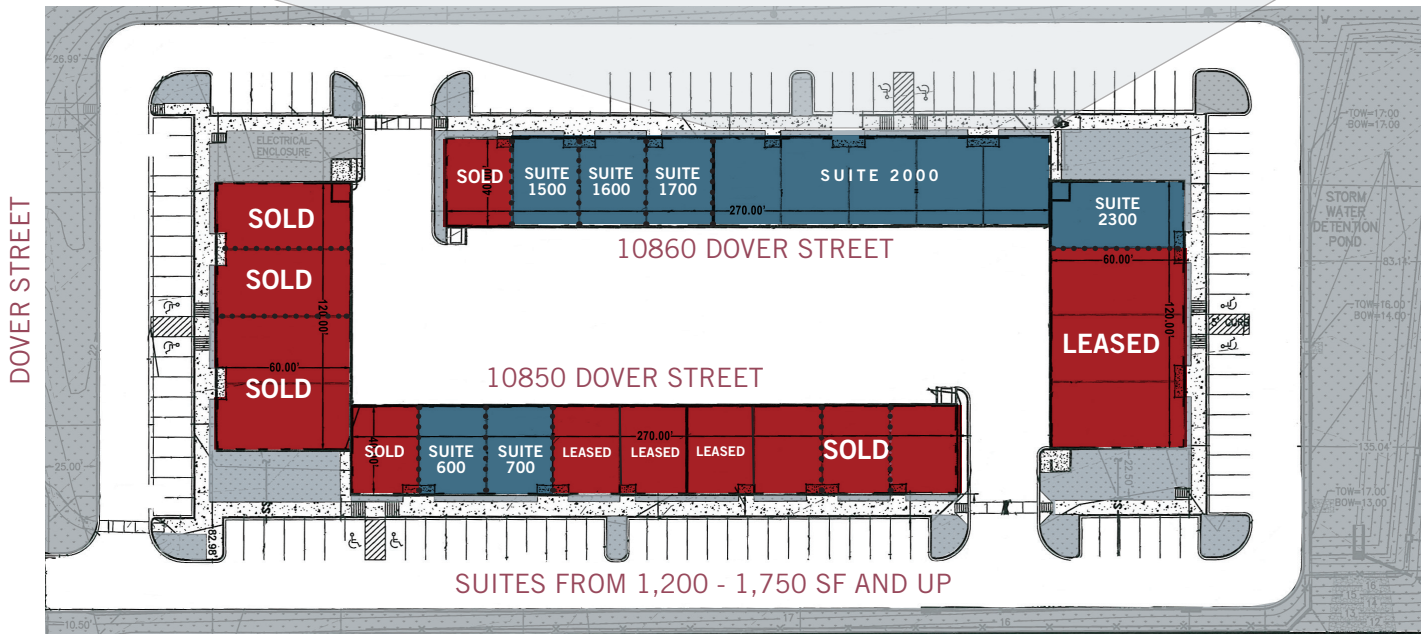
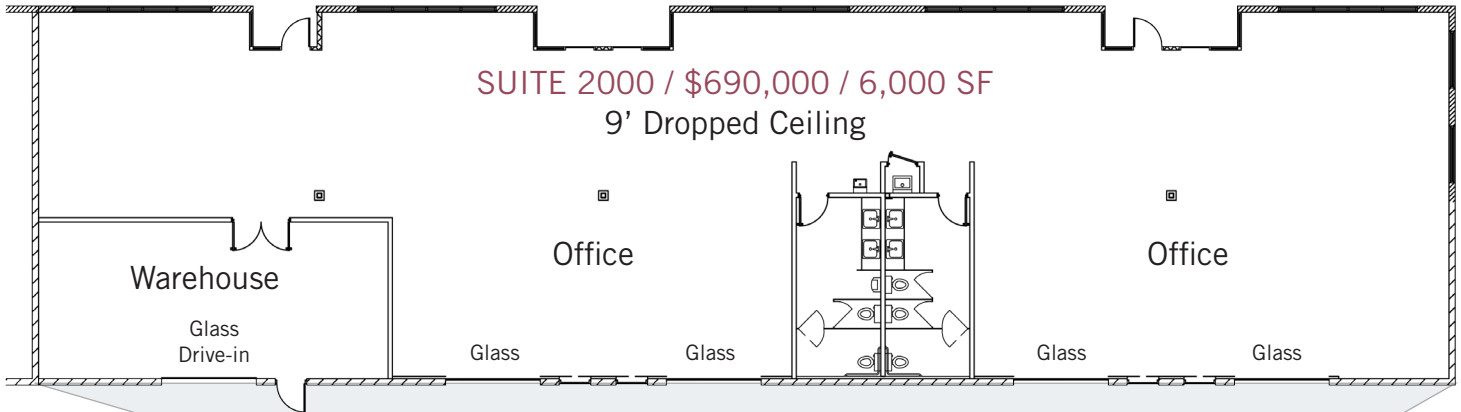
City	Westminster
County	Jefferson
Total Complex SF	36,000
Zoning	PUD, allows a wide variety of office, flex, light industrial uses
Suite SF	6,000
Office SF	5,365
Warehouse SF	635
Special Features	<ul style="list-style-type: none">• HVAC throughout• Fully finished• Ready for occupancy• Divisible to the following:<ul style="list-style-type: none">· 1,200 SF· 2,400 SF· 3,600 SF· 4,800 SF
Office Ceiling Height	9' to Grid
Warehouse Ceiling Height	14' Clear
Parking Ratio	4 Spaces per 1,000 SF

**Cassidy
Turley** / Commercial
Real Estate Services

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Cassidy Turley Commercial Real Estate Services

MIE MIE PROPERTIES, INC.

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