

FOR LEASE

10875 DOVER ST, WESTMINSTER, CO 80021

[CLICK HERE TO VIEW
PROPERTY VIDEO](#)



BROKER BONUS FOR A SALE OR LEASE TRANSACTION BEFORE YEAR END!

WALNUT CREEK BUSINESS PARK

PROPERTY DETAILS

BUILDING TYPE:	FLEX/INDUSTRIAL CONDOS
BUILDING SIZE:	34,016 SF
SF AVAILABLE:	5,640-17,400
LEASE RATE:	\$14.00 / SF NNN
OPERATING EXPENSES:	\$9.15/SF
POWER:	1,600A/480V (TBV)

PROPERTY AVAILABILITY

UNIT(S)	AVAILABLE SF	STATUS
UNITS 100-200		LEASED
UNITS 300-400	5,640 SF	AVAILABLE
UNITS 500-600	5,880 SF	AVAILABLE
UNITS 700-800	5,880 SF	AVAILABLE
CONTIGUOUS SPACE	17,400 SF	AVAILABLE



Easy Access to
Wadsworth,
US-36, Boulder &
Broomfield



Class A Interior
Finishes



Lots of Windows &
Skylights



Park-like Setting



Dock-High Loading
+ Drive-In
(18' Clear Height)



3-Phase & Single-
Phase Power
Available

FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW
VICE PRESIDENT

720.319.3252

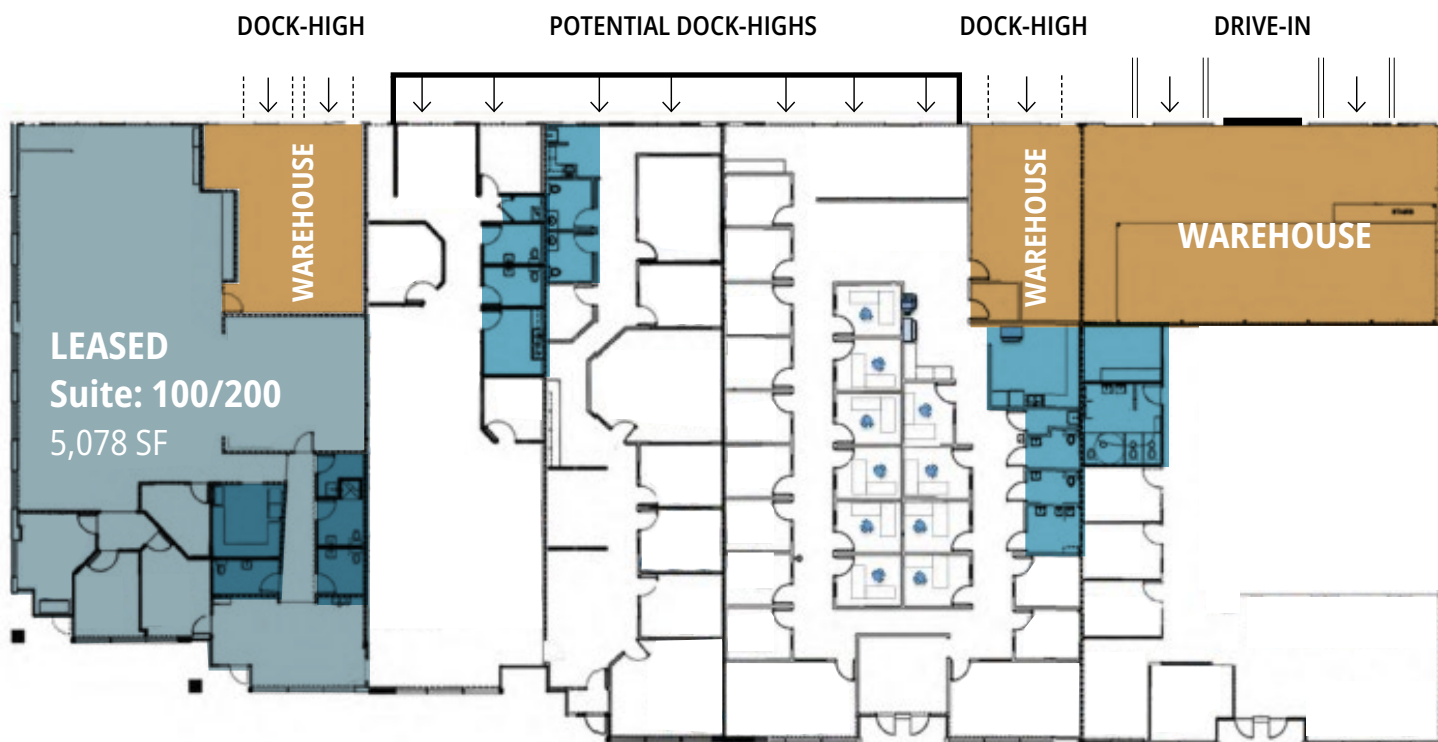
ESHAW@PINNACLEAREA.COM

JOE OWSTON
ASSOCIATE ADVISOR

303.396.2663

JOWSTON@PINNACLEAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com



Warehouse Restrooms/Lunch Rooms

UNITS
100-200
5,078 SF

UNITS
300-400
5,640 SF

UNITS
500-600
5,880 SF

UNITS
700-800
5,880 SF



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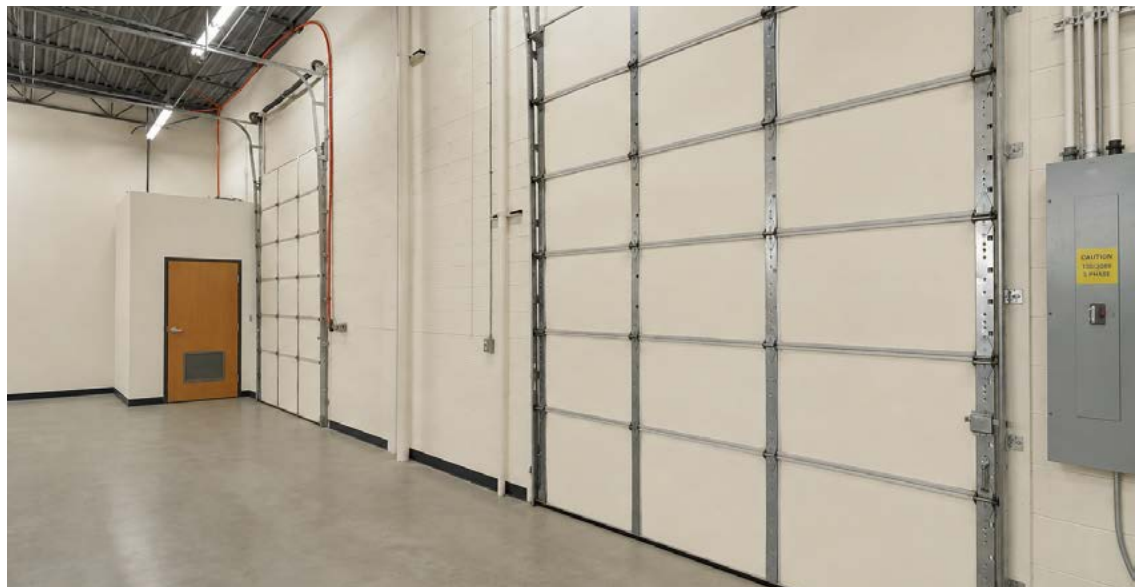
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BOULDER

ROCKY MOUNTAIN
METROPOLITAN AIRPORT

WESTMOOR
TECHNOLOGY PARK



10875 DOVER ST

TARGET. **TJ-maxx**
PETSMART

DAVE &
BUSTER'S

amc
THEATRES



BEST BUY

GOLF GALAXY

ULTA BEAUTY

TRADER JOE'S

BARNES & NOBLE
BOOKSELLERS

ROSS
DRESS FOR LESS

Walmart
Save money. Live better.

Office DEPOT
Taking Care of Business

DSW

TORCHYS **Burlington**
coat factory



COSTCO
WHOLESALE

THE GREG MASTRIONA
GOLF COURSES AT HYLAND HILLS

STANDLEY LAKE

**WESTMINSTER
MALL REDEVELOPMENT**

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LAKE ARBOR GOLF COURSE

KING
Scoopers

DUTCH BROS
Cafe

36

DOWNTOWN DENVER

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