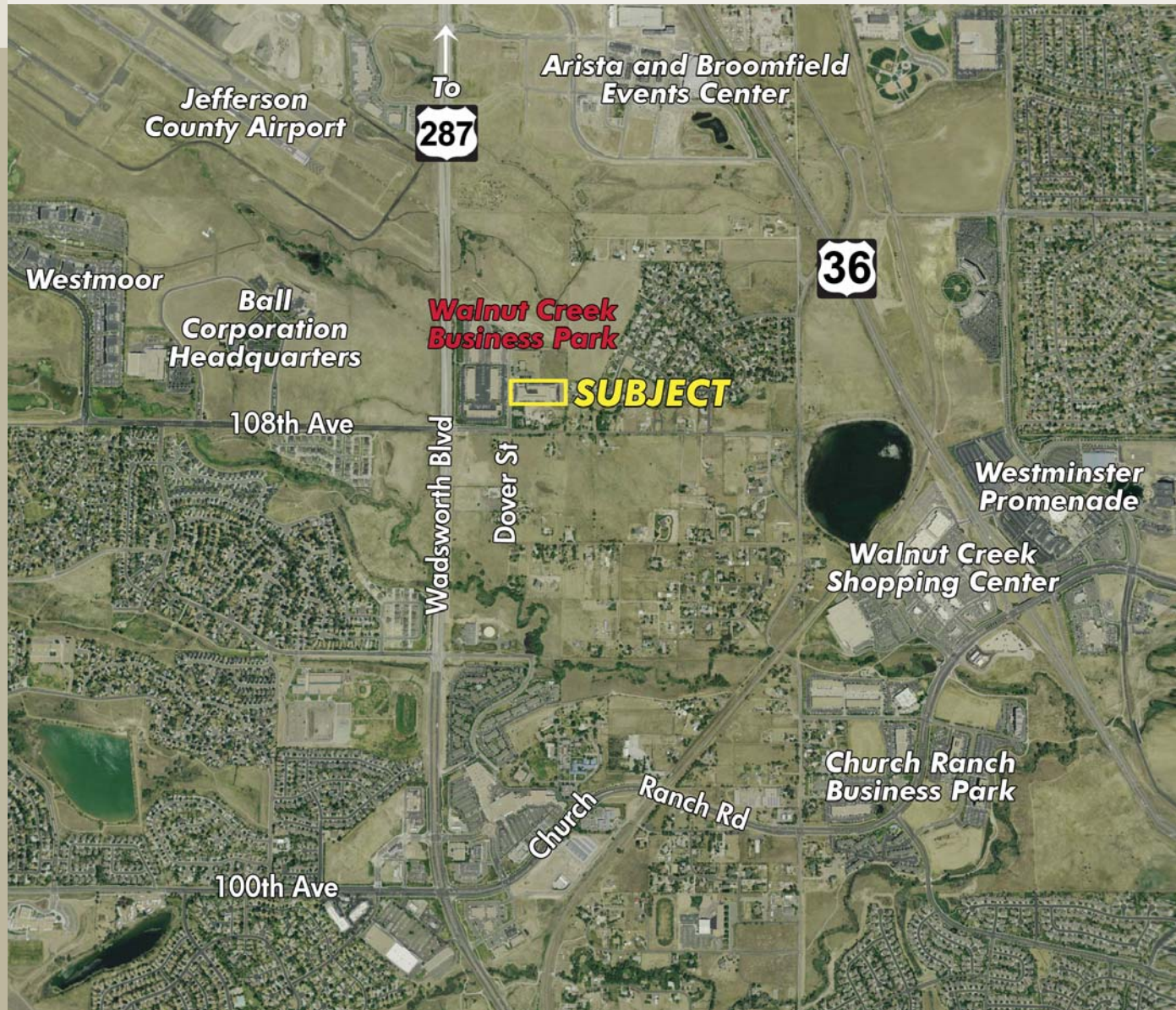


AERIAL



THE OFFICES at WALNUT CREEK BUSINESS PARK

10850 & 10860 Dover Westminister

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Cassidy
Turley / Fuller
Real Estate



THE OFFICES at WALNUT CREEK BUSINESS PARK

10850 & 10860 Dover Westminister



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.

PRICING

- Shell Condition units available from **\$174,000**
- Traditional Office finished units from **\$241,000**
- Industrial Chic finished units from **\$241,000**
- Lease with option to purchase available

CITY:	Westminister
COUNTY:	Jefferson
TOTAL SF:	36,000 SF
ZONING:	PUD, allows a wide variety of office, flex, light industrial uses
SUITES:	From 1,200 SF
SPECIAL FEATURES:	10' X 12' glass roll-up door or fixed window
CEILING HEIGHT:	14' clear
PARKING RATIO:	4 spaces per 1,000 SF
FOR 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 w/controls by Buyer Natural gas, water & sewer to each suite Individual gas & electric meters

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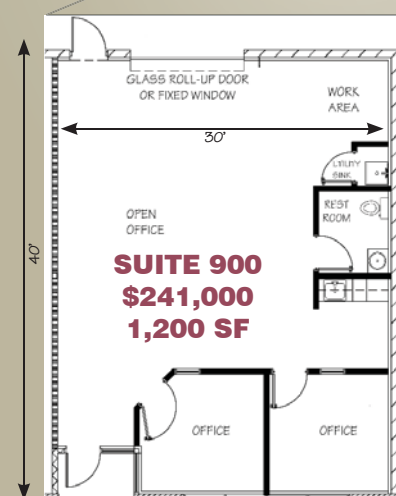
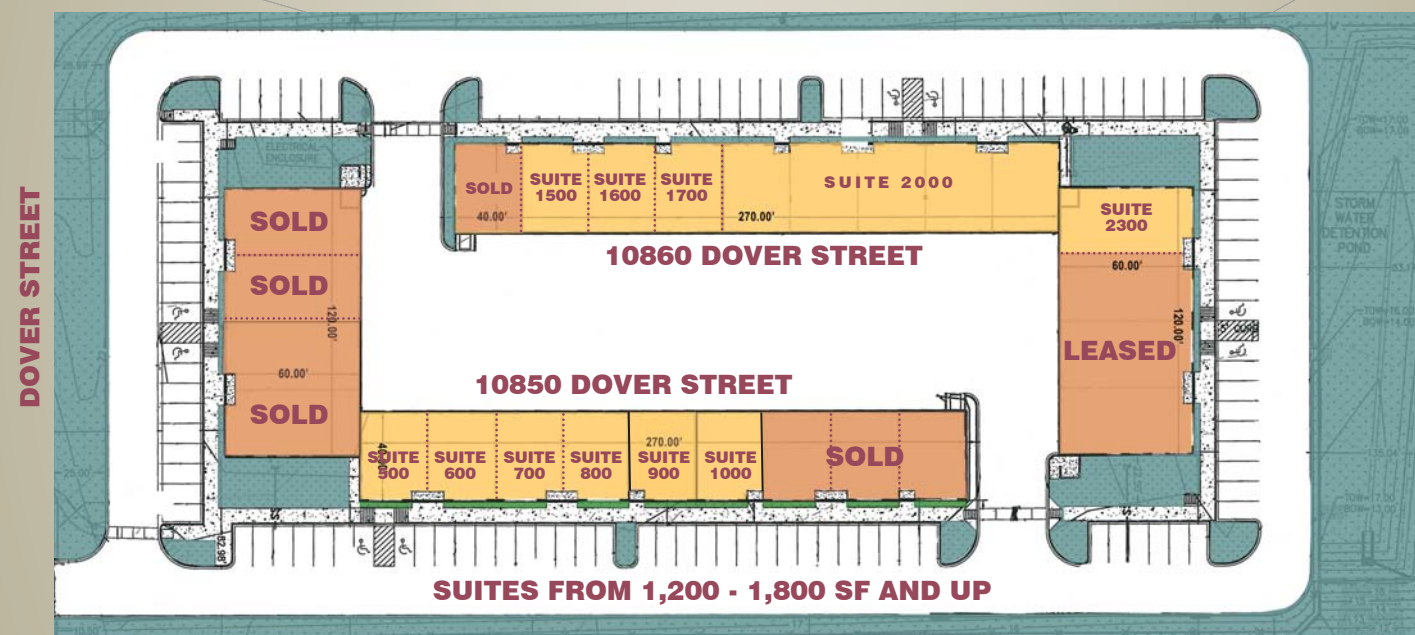
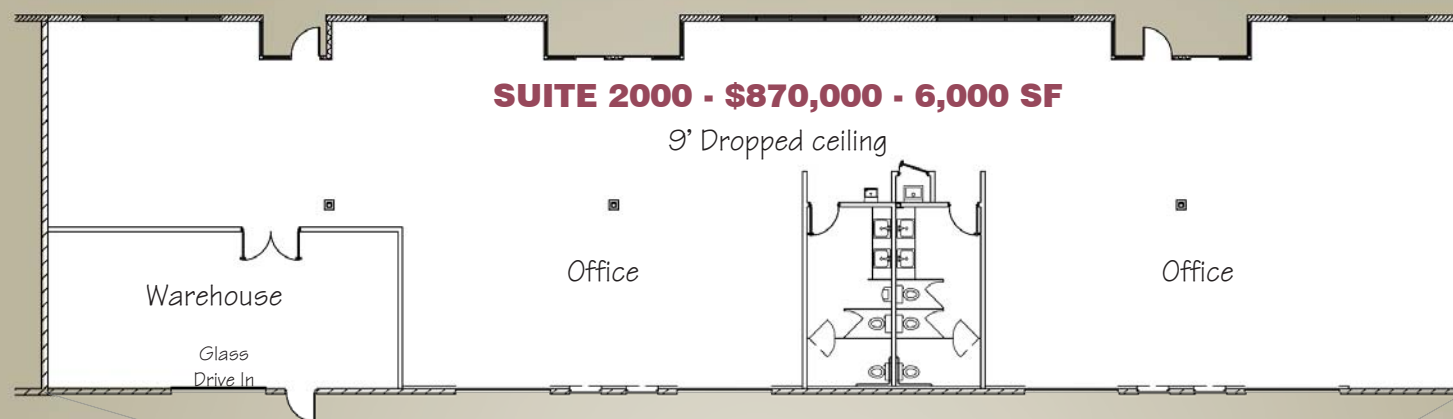
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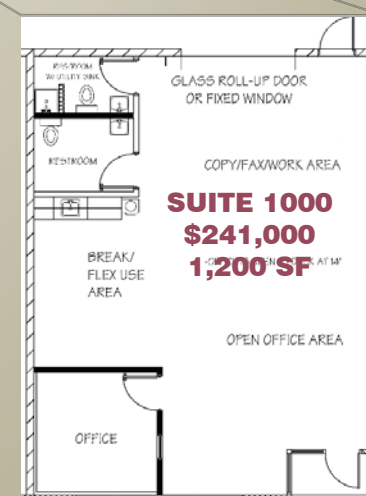


THE OFFICES at WALNUT CREEK BUSINESS PARK

10850 & 10860 Dover Westminster



TRADITIONAL OFFICE



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.