

The **Walnut Creek Business Park** location offers easy access to major Denver thoroughfares, including US 36 and I-25.

**Walnut Creek Business Park** is conveniently located:

- 15 minutes to Boulder
- 15 minutes to downtown Denver
- 5 minutes to Interlocken
- 45 minutes to Denver Int'l Airport

Public transportation is available on Wadsworth Parkway.

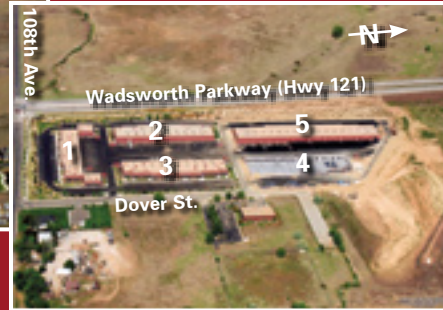
Another development by  
**MIE Properties, Inc.**

- Founded in 1971, MIE is a completely integrated full service real estate development firm.
- MIE owns and manages more than ten million square feet of industrial, office and retail space in Colorado, Louisiana, Maryland, Virginia and Wisconsin.
- MIE provides professional management with knowledge, integrity and responsiveness.



420 Corporate Circle, Suite A  
Golden, Colorado 80401  
Tel (303) 278-7676 Fax (303) 278-7666  
[www.miedenver.com](http://www.miedenver.com)





**Flex/R&D Buildings:**

- 1** 10835 Dover St. 30,896 sq. ft.  
(Available for Lease)
- 2** 10855 Dover St. 34,016 sq. ft.  
(Available for Lease)
- 3** 10875 Dover St. 34,016 sq. ft.  
(Available for Lease or Condo Purchase)
- 4** 11005 Dover St. 34,016 sq. ft.  
(Available for Lease or Condo Purchase)
- 5** 11025 Dover St. 51,056 sq. ft.  
(Available for Lease)

**Amenities:**

Mountain views in a covenant controlled, beautifully landscaped, professionally maintained business park setting.

**Flex Building Specifications:**

- Ceiling Heights:**  
16'-8", 14' for Building 1
- Loading:** Dock or Drive-in
- Sprinkler System:** Available
- Roof System:** EPDM rubber roof
- Walls:** Brick on Block
- Office:** Built to Suit
- Heat:** Gas, Separately metered
- Electric:** 480 volt, 3 phase (208 volt for Building 1), separately metered
- Parking:** 4 spaces/1000 sq. ft.
- Zoning:** PUD
- Typical Unit Size:**  
1800, 1860, 2100, 2520, 2760, 3000 sq. ft.
- Typical Unit Dimensions:**  
30'x60', 30'x62', 30'x70', 30'x84', 30'x92', 30'x100'
- No. Stories:** 1
- Other:** Fiber optic is available

**Uses:**

Flex-space, High Tech, General Offices, Medical Offices, Research and Development, Service Center, Manufacturing, Distribution, Etc.



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