

Simms Technology Park

11945 Quantum Parkway | Broomfield, Colorado 80021

Building K



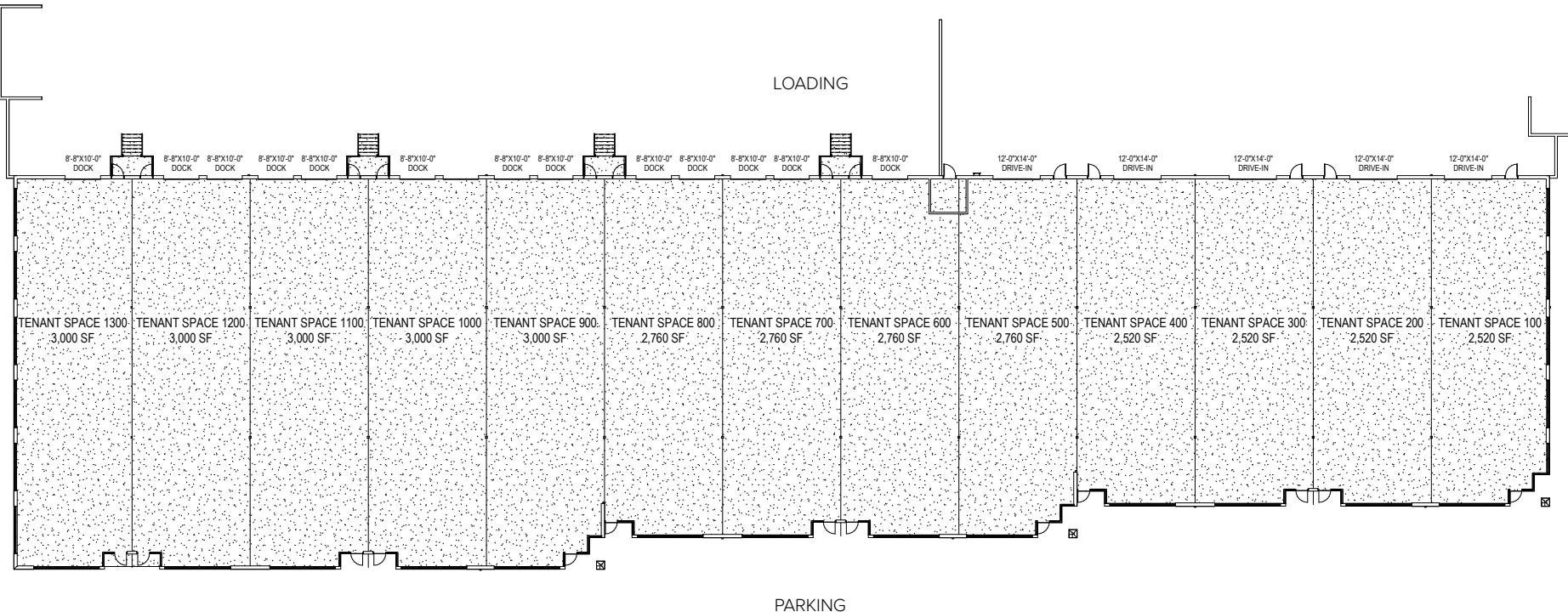
Just delivered! New direct-entry flex/R&D space in Broomfield. Build-to-suit suites with dock and drive-in loading capabilities

**CLICK TO VIEW
VIRTUAL TOUR**

Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

Note: Tenant additionally responsible for separately metered utilities, trash and janitorial services.

Total SF Available:
2,520 up to 36,120 SF



About Simms Technology Park

Simms Technology Park is located at the intersection of W 112th Avenue and Simms Street in Broomfield, CO. Upon completion, the project will contain 202,400 square feet of multi-story Class 'A' office, 146,200 square feet of single-story office, 221,040 square feet of flex/R&D space, and 8,380 square feet of retail space. Development plans also include up to 6.82 acres of land for pad site use.



For more information on Simms Technology Park, visit: sjpi.com/simms

Multi-Story Office Buildings

11705 Quantum Parkway	101,200 SF
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11835 Quantum Parkway	101,200 SF
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Multi-Story Office Specifications

Suite Sizes	5,000 up to 101,200 SF
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Office	Built to suit
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Ceiling Height	10 ft. clear minimum
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Parking	4 spaces per 1,000 SF
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Zoning	PUD
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Single-Story Office Buildings

11000 Doppler Drive	31,280 SF	LEED DESIGNED
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12005 Quantum Parkway	31,280 SF	LEED DESIGNED
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12120 Quantum Parkway	41,480 SF	LEED DESIGNED
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12170 W 112 th Avenue	21,080 SF	LEED DESIGNED
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12280 W 112 th Avenue	21,080 SF	LEED DESIGNED
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Single-Story Office Specifications

LEED	Designed
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Suite Sizes	Up to 41,480 SF
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Ceiling Height	10 ft. clear minimum
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Parking	4 spaces per 1,000 SF
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Construction	Brick on block
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Zoning	PUD
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Flex/R&D Buildings

10995 Doppler Drive	29,040 SF	LEED DESIGNED
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11055 Doppler Drive	53,520 SF	LEED DESIGNED
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11070 Doppler Drive	33,120 SF	LEED DESIGNED
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11945 Quantum Parkway	36,120 SF	LEED DESIGNED
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12265 Quantum Parkway	36,120 SF	LEED DESIGNED
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12345 Quantum Parkway	33,120 SF	LEED DESIGNED
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Flex/R&D Specifications

LEED	Designed
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Suite Sizes	1,500 up to 53,520 SF
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Ceiling Height	18 ft. clear minimum
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Parking	4 spaces per 1,000 SF
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Construction	Brick on block
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Loading	Dock or drive-in
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Zoning	PUD
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Retail Building

11160 Doppler Drive	8,380 SF
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Available Pad Sites

11670 W 112 th Avenue Fast Food	1.46 Acres
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11800 W 112 th Avenue Convenience Store	1.66 Acres
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11880 W 112 th Avenue Restaurant	1.90 Acres
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11960 W 112 th Avenue Restaurant	1.84 Acres
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INTERLOCKEN



W 136TH AVENUE

BROOMFIELD



Simms Technology Park



W 112TH AVENUE
INDIANA STREET
SIMMS STREET



Westmoor
Technology
Park



WALNUT CREEK
BUSINESS PARK

Google

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Distances to:

Denver Boulder Turnpike (US 36)	4 miles
Interlocken	4 miles
Interstate 25	5 miles
Interstate 70	9 miles
University of Colorado Boulder	12 miles
Boulder, CO	13 miles
Denver, CO (Downtown)	20 miles
Denver International Airport	34 miles
Vail, CO	103 miles



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St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

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