



Simms Technology Park

W 112th Avenue at Simms Street
Broomfield, CO 80021



SJPI.COM/COLORADO | 303.278.7676

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 |
| 11835 Quantum Parkway | 101,200 SF |

Multi-Story Office Specifications

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

Single-Story Office Buildings

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

Single-Story Office Specifications

| | |
|----------------|-----------------------|
| LEED | Designed |
| Suite Sizes | Up to 41,480 SF |
| Ceiling Height | 10 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Construction | Brick on block |
| Zoning | PUD |

Flex/R&D Buildings

| | | |
|-----------------------|-----------|---------------|
| 10995 Doppler Drive | 29,040 SF | LEED DESIGNED |
| 11055 Doppler Drive | 53,520 SF | LEED DESIGNED |
| 11070 Doppler Drive | 33,120 SF | LEED DESIGNED |
| 11945 Quantum Parkway | 36,120 SF | LEED DESIGNED |
| 12265 Quantum Parkway | 36,120 SF | LEED DESIGNED |
| 12345 Quantum Parkway | 33,120 SF | LEED DESIGNED |

Flex/R&D Specifications

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

Retail Building

| | |
|---------------------|----------|
| 11160 Doppler Drive | 8,380 SF |
|---------------------|----------|

Available Pad Sites

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





Simms Technology Park | Site Plan



10' Trail

10' Trail

Walnut Creek Trail

12345 QUANTUM PKWY
33,120 SF

12265 QUANTUM PKWY
36,120 SF

FUTURE FLEX/R&D
DEVELOPMENT

10995 DOPPLER DR
29,040 SF

12120 QUANTUM PKWY
41,480 SF

11000 DOPPLER DR
31,280 SF

12005 QUANTUM PKWY
31,280 SF

11055 DOPPLER DR
53,520 SF

11070 DOPPLER DR
33,120 SF

11945 QUANTUM PKWY
36,120 SF

HERTZ COURT

11835 QUANTUM PKWY
101,200 SF

FUTURE OFFICE
DEVELOPMENT

11705 QUANTUM PKWY
101,200 SF

12280 W 112TH AVE
21,080 SF

112TH AVE
112TH AVE

FUTURE OFFICE
DEVELOPMENT

11160 DOPPLER DR
8,380 SF

11960 W 112TH AVE
1.84 ACRE PAD
RESTAURANT

11880 W 112TH AVE
1.90 ACRE PAD
RESTAURANT

11800 W 112TH AVE
1.66 ACRE PAD
C-STORE/GAS

11670 W 112TH AVE
1.46 ACRE PAD
FAST FOOD

DOPPLER DRIVE

WATTS WAY

KELVIN COURT

VECTOR WAY

QUANTUM PARKWAY

W 112TH AVENUE

SIMMS STREET





Distances to:

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



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties Colorado owns and has developed more than 1.5 million square feet of commercial space across four business communities in the Denver metro area.

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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