





Simms Technology Park

W 112th Avenue at Simms Street Broomfield, CO 80021





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.

| Multi-Story Office Build | lulti-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

| Designed |
|-----------------------|
| Up to 41,480 SF |
| 10 ft. clear minimum |
| 4 spaces per 1,000 SF |
| Brick on block |
| PUD |
| |

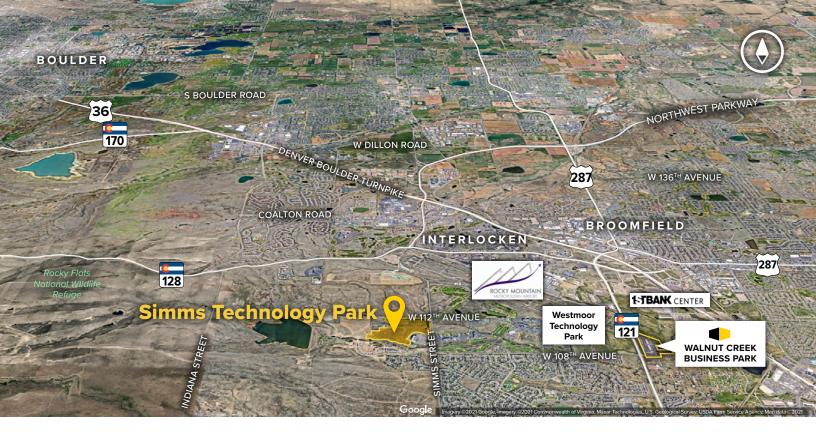


| Flex/R&D Buildings | | |
|-------------------------|----------------------------------|---------------|
| 10995 Doppler Drive | 29,040 SF | LEED DESIGNED |
| 11055 Doppler Drive | 53,520 SF | LEED DESIGNED |
| 11070 Doppler Drive | 33,120 SF | LEED DESIGNED |
| 11945 Quantum Parkway | 36,120 SF | LEED DESIGNED |
| 12265 Quantum Parkway | 36,120 SF | LEED DESIGNED |
| 12345 Quantum Parkway | 33,120 SF | LEED DESIGNED |
| Flex/R&D Specifications | 5 | |
| 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 Dock or drive-in | |
| Loading | | |
| 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 |







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 |

Contact Us

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