

**Simms Technology Park**  
11070 Doppler Drive | Broomfield, Colorado 80021  
Building J



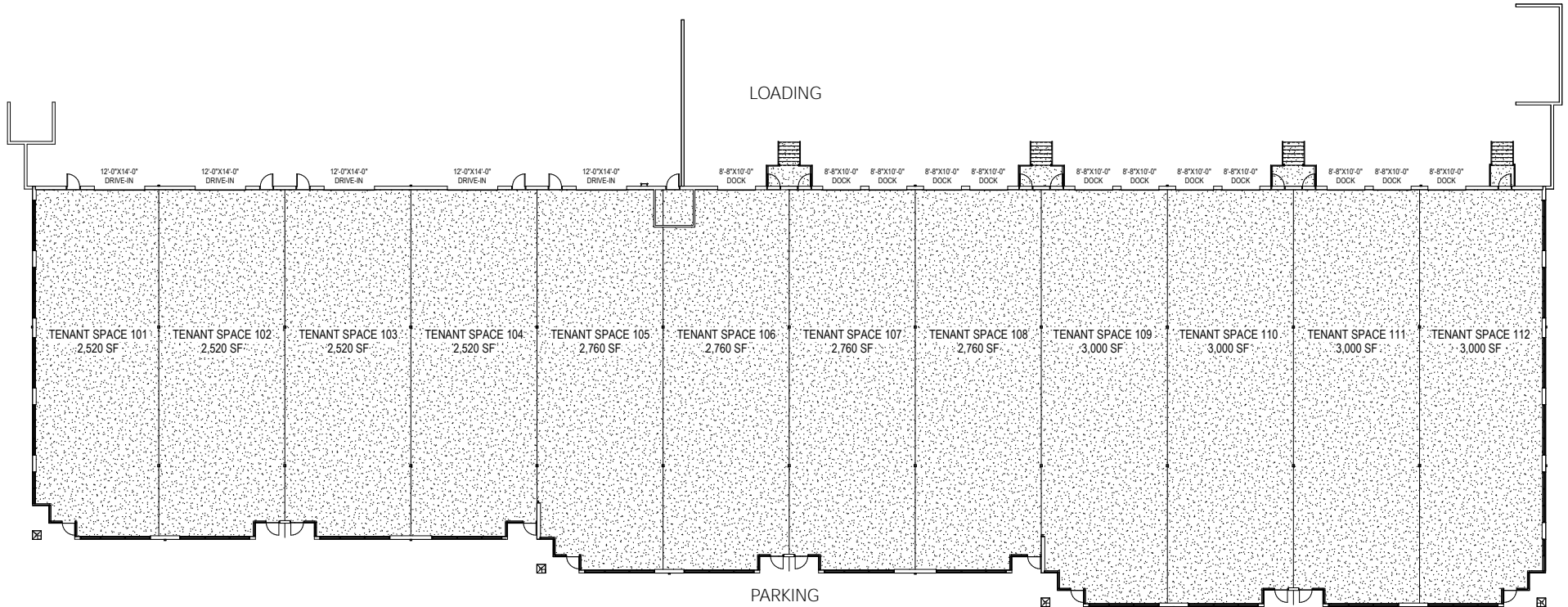
*Just delivered! New direct-entry flex/R&D space in Broomfield. Build-to-suit suites with dock and drive-in loading capabilities*

*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.*

**CLICK TO VIEW  
VIRTUAL TOUR**

**Total SF Available:**  
2,520 up to 33,120 SF







S BOULDER ROAD

DENVER BOULDER TURNPIKE

W DILLON ROAD

NORTHWEST PARKWAY

COALTON ROAD



W 136<sup>TH</sup> AVENUE



INTERLOCKEN

BROOMFIELD

Rocky Flats  
National Wildlife  
Refuge



Simms Technology Park

W 112<sup>TH</sup> AVENUE



Westmoor  
Technology  
Park



WALNUT CREEK  
BUSINESS PARK

INDIANA STREET

SIMMS STREET

W 108<sup>TH</sup> AVENUE

**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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# Contact Us

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**About St. John Properties**

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, ex/research and development, warehouse, retail and residential space nationwide.

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