

Simms Technology Park
11945 Quantum Parkway | Broomfield, Colorado 80021
Building K



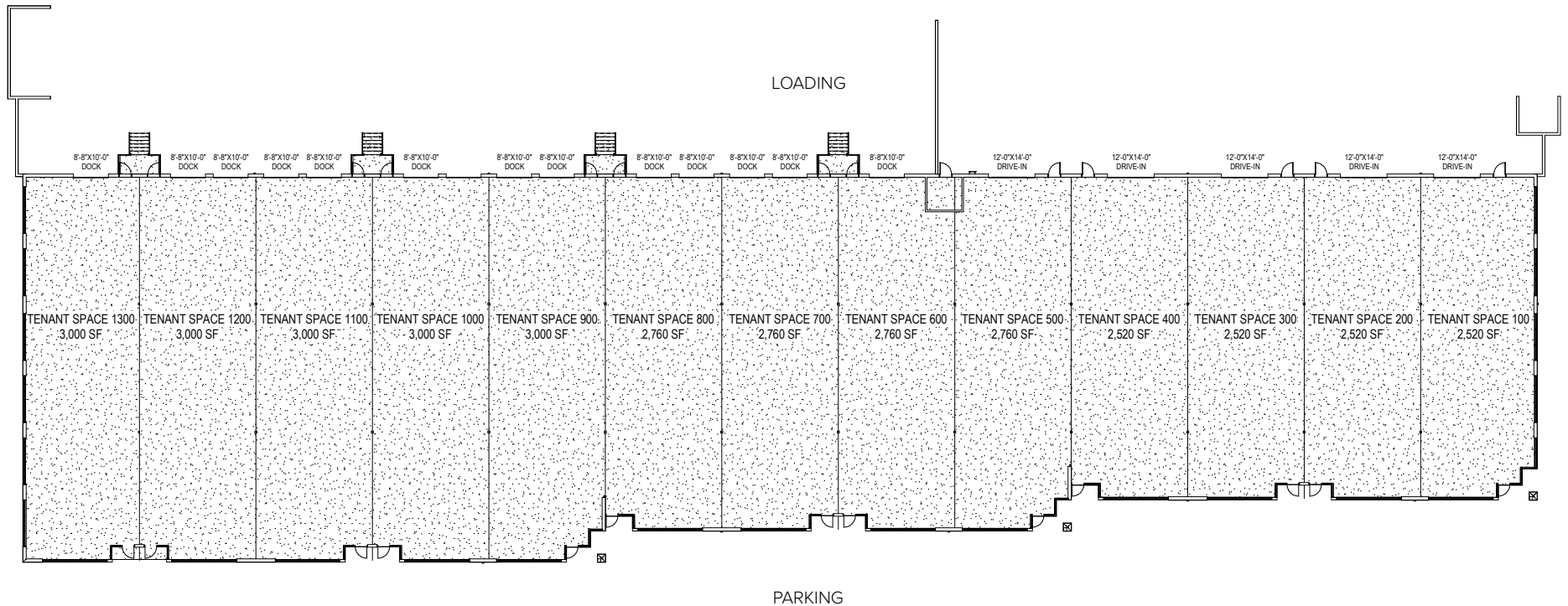
Just delivered! New direct-entry flex/R&D space in Broomfield. Build-to-suit suites with dock and drive-in loading capabilities

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.

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VIRTUAL TOUR**

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



About Simms Technology Park

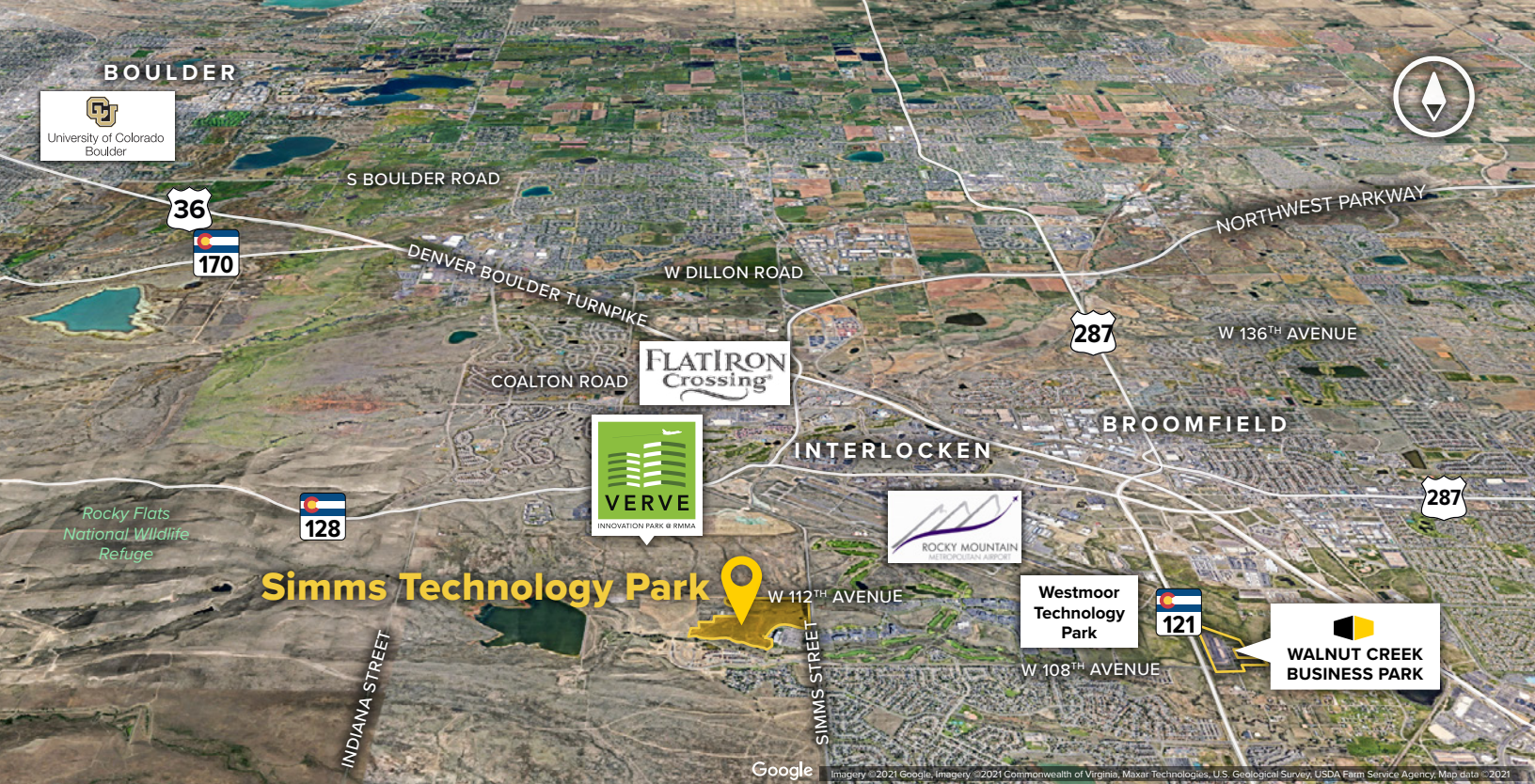
Simms Technology Park is located at the intersection of W 112th Avenue and Simms Street in Broomfield, CO. Upon completion, the project will contain 202,400 square feet of multi-story Class 'A' office, 146,200 square feet of single-story office, 221,040 square feet of flex/R&D space, and 8,380 square 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	
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	
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



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



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, 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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