

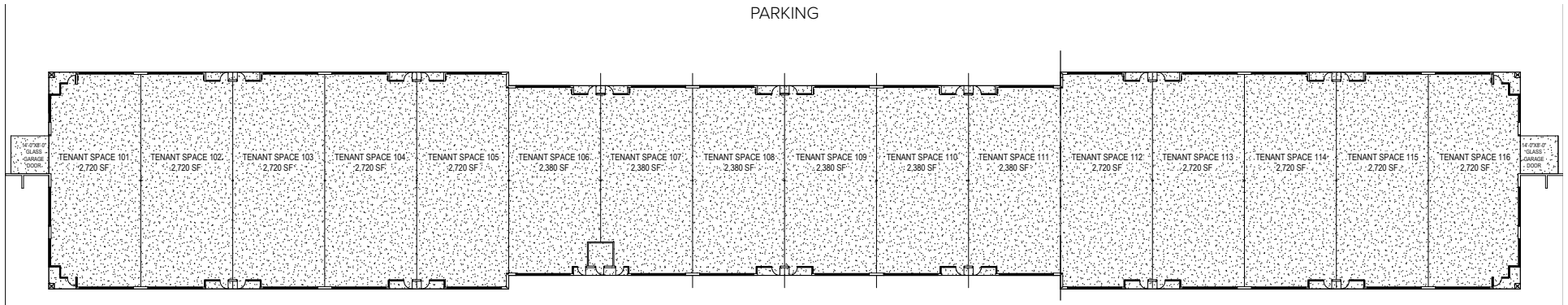
Total SF Available:
2,380 up to 41,480 SF

Expected occupancy August 2024

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.

PARKING



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 |

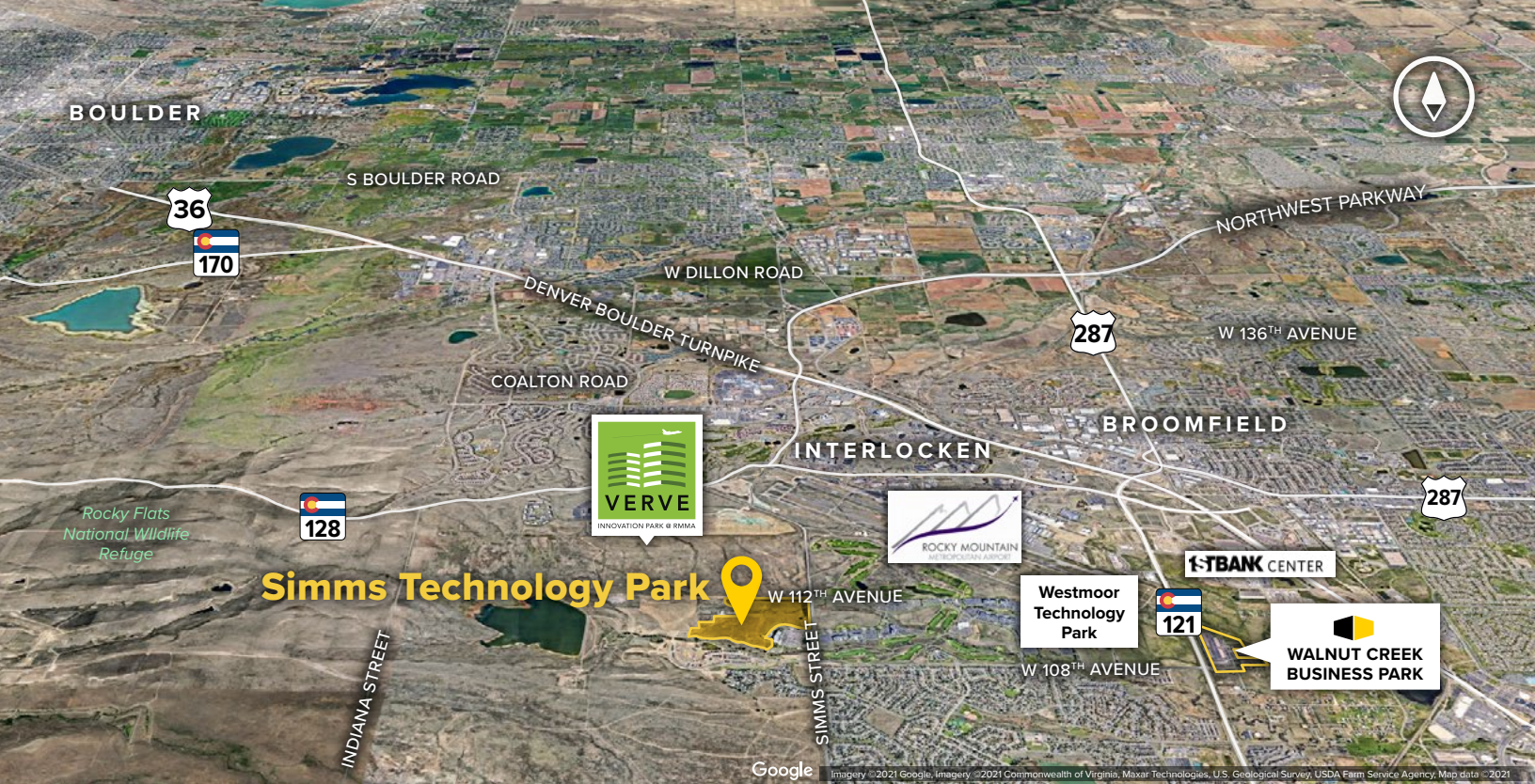
Retail Building

| | |
|---------------------|----------|
| 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 |





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

For additional leasing information or to schedule a tour, contact:

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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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