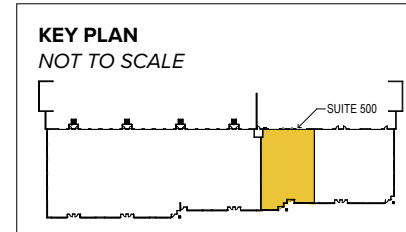


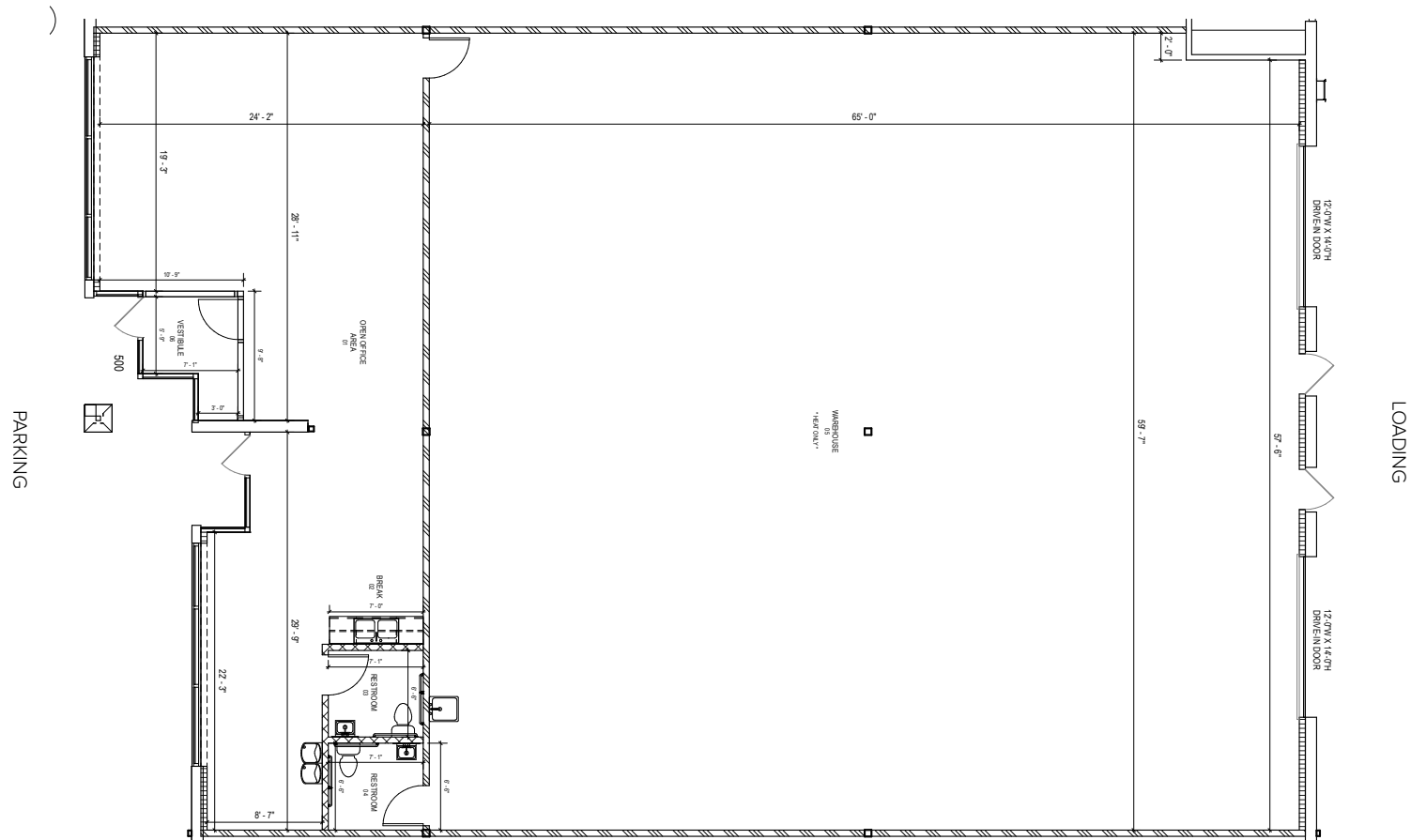


**11945 Quantum Parkway | Broomfield, Colorado 80021**  
Suites 400-500

1,290 office, 3,990 sq. ft. warehouse  
with 18' clear heights and 12'x14'  
drive-in doors (2)



**Note:** Tenant additionally responsible for separately metered utilities, trash and janitorial services.



## 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 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 <sup>th</sup> Avenue	21,080 SF	LEED DESIGNED
12280 W 112 <sup>th</sup> 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



Example of Flex/R&D interior build-out

### 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
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### Available Pad Sites

11670 W 112 <sup>th</sup> Avenue   Fast Food	1.46 Acres
11800 W 112 <sup>th</sup> Avenue   Convenience Store/Gas	1.62 Acres
11880 W 112 <sup>th</sup> Avenue   Restaurant	1.90 Acres
11960 W 112 <sup>th</sup> 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

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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 multifamily space nationwide.

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