ST. JOHN PROPERTIES

303.278.7676 | SJPICOLORADO.COM

Simms Technology Park

11945 Quantum Parkway | Broomfield, Colorado 80021

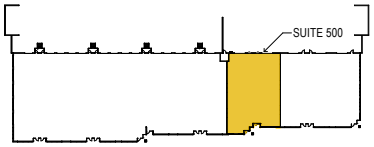
Suites 400-500

WHAT IS FLEX?

Total SF Available:
5,280 SF

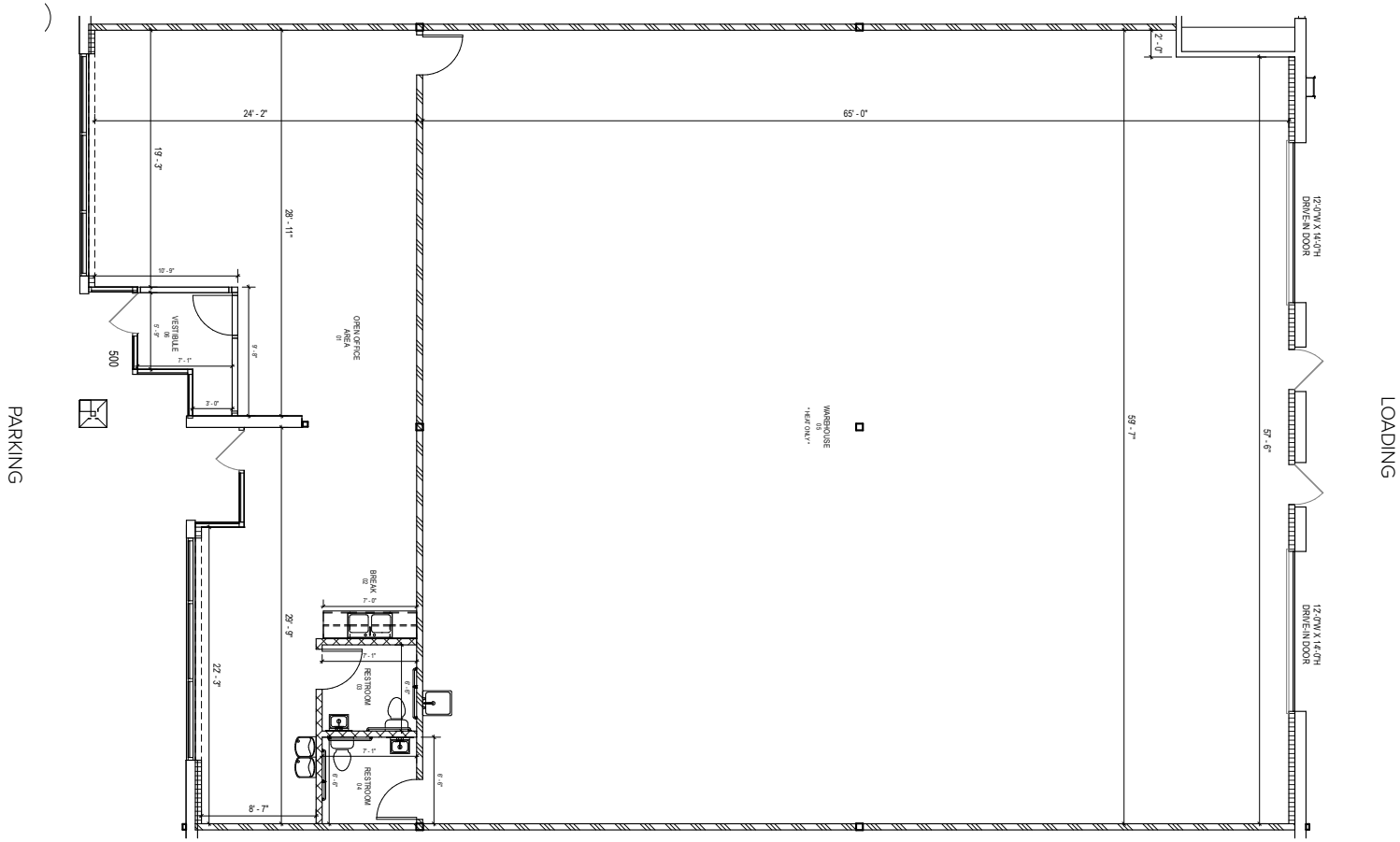
1,290 office, 3,990 sq. ft. warehouse with 18' clear heights and 12'x14' drive-in doors (2)

KEY PLAN
NOT TO SCALE



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.*



About Simms Technology Park

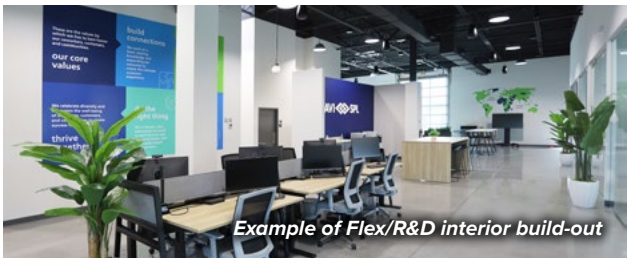
Simms Technology Park is located at the intersection of W 112th Avenue and Simms Street in Broomfield, CO. Upon completion, the project will contain 202,400 square feet of multi-story Class 'A' office, 104,720 square feet of single-story office, 262,520 square feet of flex/R&D space, and 8,380 square 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
12170 W 112th Avenue	21,080 SF	LEED DESIGNED
12280 W 112th 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

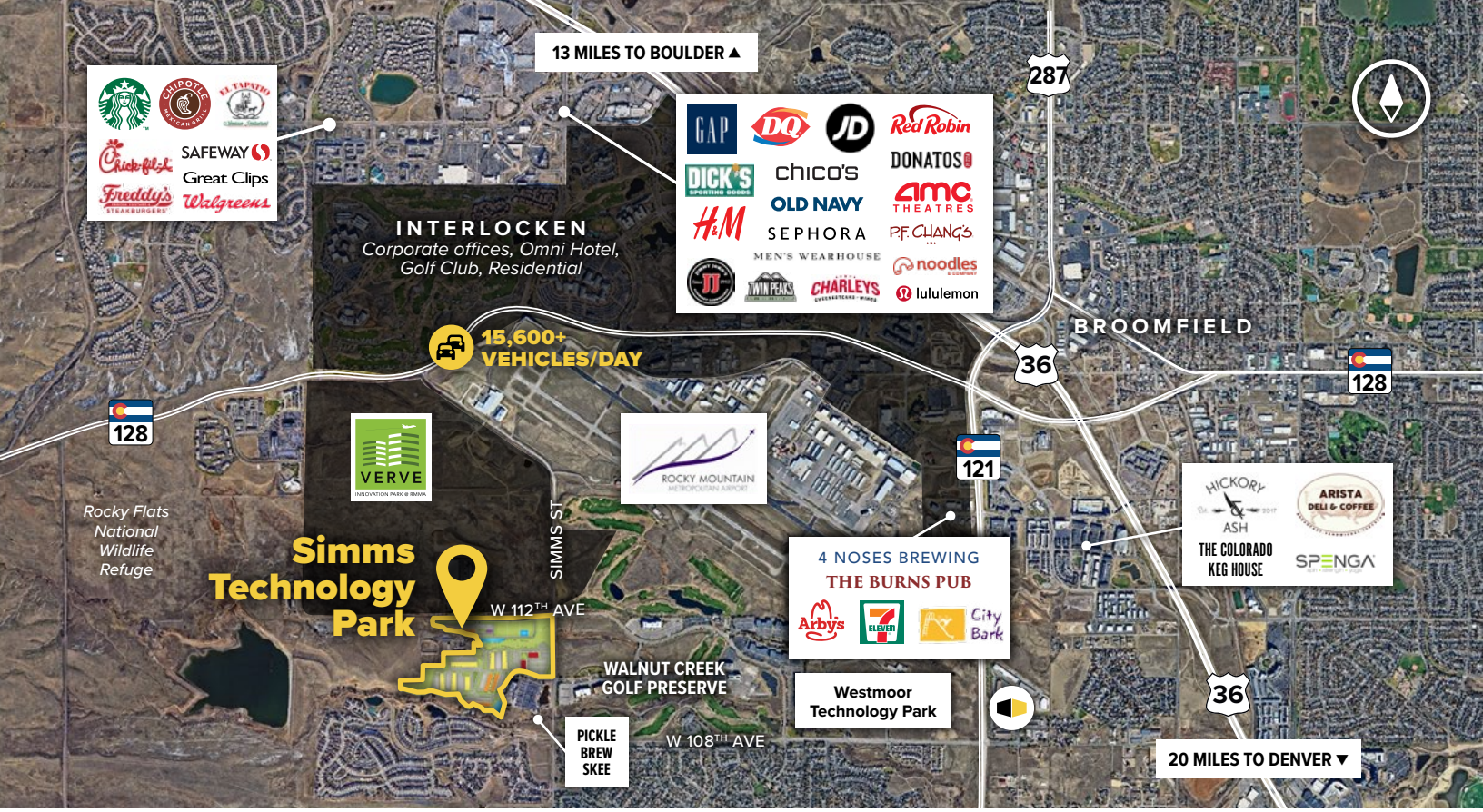
Flex/R&D Buildings		
10995 Doppler Drive	29,040 SF	LEED DESIGNED
11055 Doppler Drive	53,520 SF	LEED DESIGNED
11070 Doppler Drive	33,120 SF	LEED CERTIFIED
11945 Quantum Parkway	36,120 SF	LEED CERTIFIED
12120 Quantum Parkway	41,480 SF	LEED CERTIFIED
12265 Quantum Parkway	36,120 SF	LEED DESIGNED
12345 Quantum Parkway	33,120 SF	LEED DESIGNED

Flex/R&D Specifications	
LEED	Designed
Suite Sizes	1,500 up to 53,520 SF
Ceiling Height	13–18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Electrical	2,000-amp service per building
Loading	Dock or drive-in
Zoning	PUD

Retail Building	
11160 Doppler Drive	8,380 SF

Pad Sites		
11670 W 112th Avenue	Fast Food	1.46 Acres
11800 W 112th Avenue	Convenience Store/Gas	1.62 Acres
11880 W 112th Avenue	Restaurant	1.90 Acres
11960 W 112th Avenue	Restaurant	1.84 Acres

For more information on Simms Technology Park, visit: ***sjpi.com/simms***



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

Brandon Jenkins
Regional Partner, Colorado
BJenkins@sjpi.com | 720.954.2101

Colorado Regional Office:
11945 Quantum Parkway | Suite 100
Broomfield, CO 80021

303.278.7676 | SJPI.COM/COLORADO

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.

Connect with us **@stjohnprop**

USGBC MEMBER

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 10/26