



SIMMS TECHNOLOGY PARK



CONSTRUCTION COMPLETE

NEW OFFICE/FLEX/R&D/INDUSTRIAL AVAILABLE FOR LEASE 2,500 – 105,000 SF
MULTIPLE DEMISING OPTIONS / GENEROUS TI AVAILABLE

BROOMFIELD, CO



ST. JOHN
PROPERTIES



Three newly delivered buildings offering spec suites and full-building availability from 2,500 – 105,000 SF. Dock and drive-in loading + flexible configurations for office, R&D, and light industrial users. Generous tenant improvement allowance available or landlord can work with tenant to deliver turnkey buildout. Upon full build-out, Simms Technology Park will encompass over 578,000 SF of Class A office, flex/R&D, and retail space — plus up to 6.82 acres of pad site development.



12120 QUANTUM PARKWAY

OFFICE/FLEX

AVAILABLE: 2,380—41,480 SF



MULTIPLE DEMISING OPTIONS AS WELL AS FULL-BUILDING CAPABILITY.



DRIVE-IN LOADING/ROLL UP DOORS



BUILD-TO-SUIT SUITES



360° GLASS LINES



JUST DELIVERED



PARKING: 3.5/1000 SF



IDEAL FOR OFFICE/R&D USERS



CLEAR HEIGHT: 13'



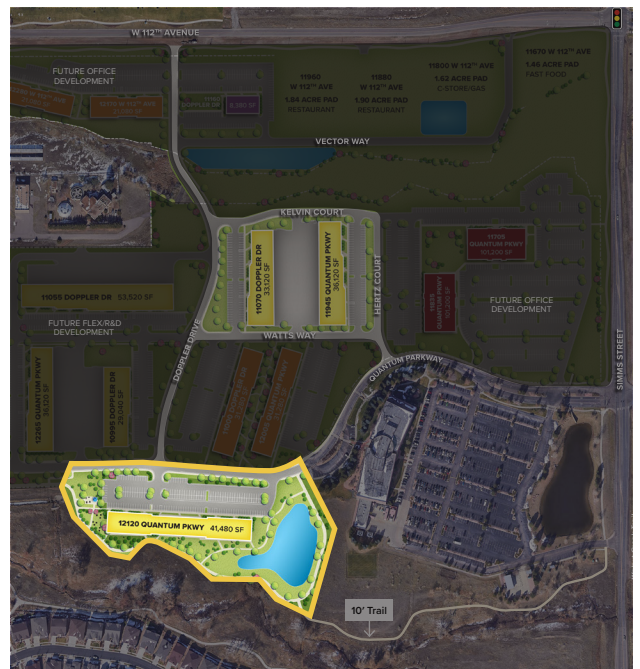
POWER: 2,000 AMPS (277/480V)



GENEROUS TI AVAILABLE



LOADING DOORS



11945 QUANTUM PARKWAY

FLEX/R&D/INDUSTRIAL

AVAILABLE: 2,520—28,560 SF



MULTIPLE DEMISING OPTIONS AS WELL AS FULL-BUILDING CAPABILITY



EXISTING SPEC SUITES



JUST DELIVERED



MODERN/FUNCTIONAL FLEX/R&D/INDUSTRIAL



POWER: 2,000 AMPS (277/480V)



LOADING DOORS



DOCK DOORS: 14 (8'-8" X 10')
DRIVE-IN DOORS: 5 (12' X 14')



PARKING: 3.5/1000 SF



CLEAR HEIGHT: 18'



GENEROUS TI AVAILABLE



11070 DOPPLER DRIVE

FLEX/R&D/INDUSTRIAL

AVAILABLE: 2,520—33,120 SF



MULTIPLE DEMISING OPTIONS AS WELL AS FULL-BUILDING CAPABILITY



MODERN/FUNCTIONAL FLEX/R&D/INDUSTRIAL



BUILD-TO-SUIT SUITES



DOCK DOORS: 12 (8'-8" X 10')
DRIVE-IN DOORS: 5 (12' X 14')



JUST DELIVERED



PARKING: 3.5/1000 SF



POWER: 2,000 AMPS (277/480V)



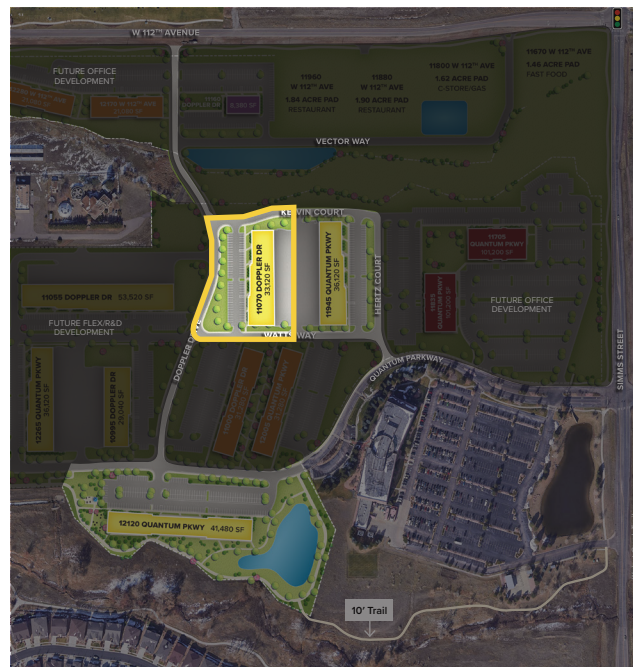
CLEAR HEIGHT: 18'



LOADING DOORS



GENEROUS TI AVAILABLE





Within 3 miles



Retail:
110+



Restaurants:
65+



Hotels:
8+

Area Amenities

ARISTA

Arista Deli & Coffee
Hickory & Ash
Proto's Pizza
Vinca
MC2 Ice Cream
The Colorado Keg House
Aloft Hotel
Comfort Suites

SHOPS AT WALNUT CREEK

BJ's Restaurant
Starbucks
Panera

Target
Yampa Sandwich Company
Bonefish Grill
Buffalo Wild Wings
Crumbl Cookies

WESTMINSTER PROMENADE

The Stillery
MOD Pizza
The Westin
Chuy's
Snooze
Smashburger
Black Rock Coffee

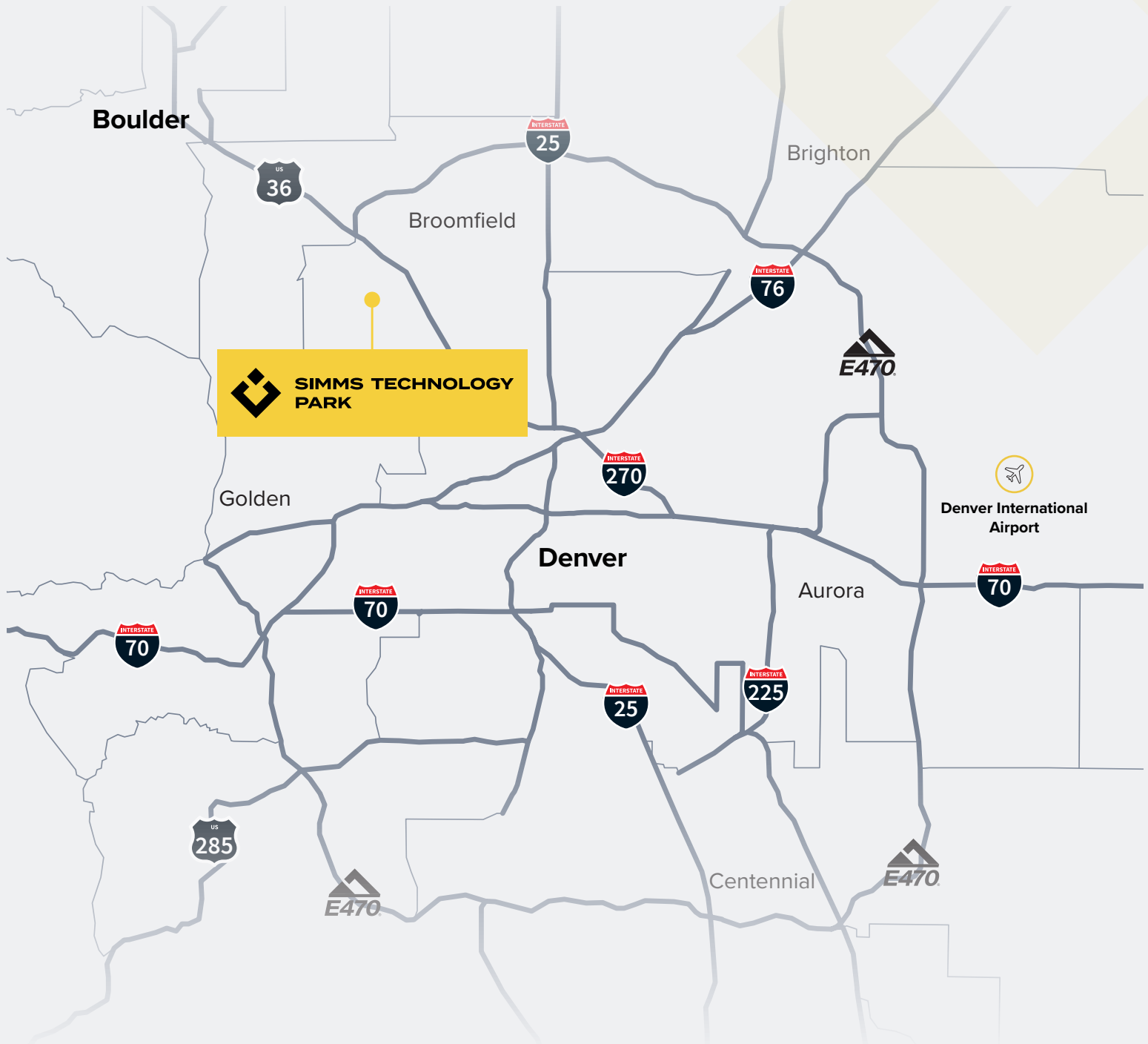
FLATIRON CROSSING

PF Changs
Shake Shack
Chick-fil-a
Benihana
Villa Fresh Italian
Sarku Japan
Red Robin
Subway
Walmart
Dick's Sporting Goods
Macy's

SHERIDIAN CROSSING SHOPPING CENTER

Whole Foods Market
Chipotle
Cherry Cricket
CAVA
Noodles and Company
Chick-fil-A
Jimmy John's
Sprouts Farmers Market
Walmart

LOCATION



DRIVETIMES

INTERLOCKEN

3 MINUTES

DENVER

25 MINUTES

BOULDER

15 MINUTES

DIA

35 MINUTES

	Population	Avg Household Income	Median Age
3 miles	39,272	\$148,490	37
5 miles	147,702	\$148,985	39



SIMMS TECHNOLOGY PARK

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