



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 BUILDINGS. ENDLESS POSSIBILITY.

New Construction | Office/Flex/R&D/Industrial | Immediate Occupancy

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





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

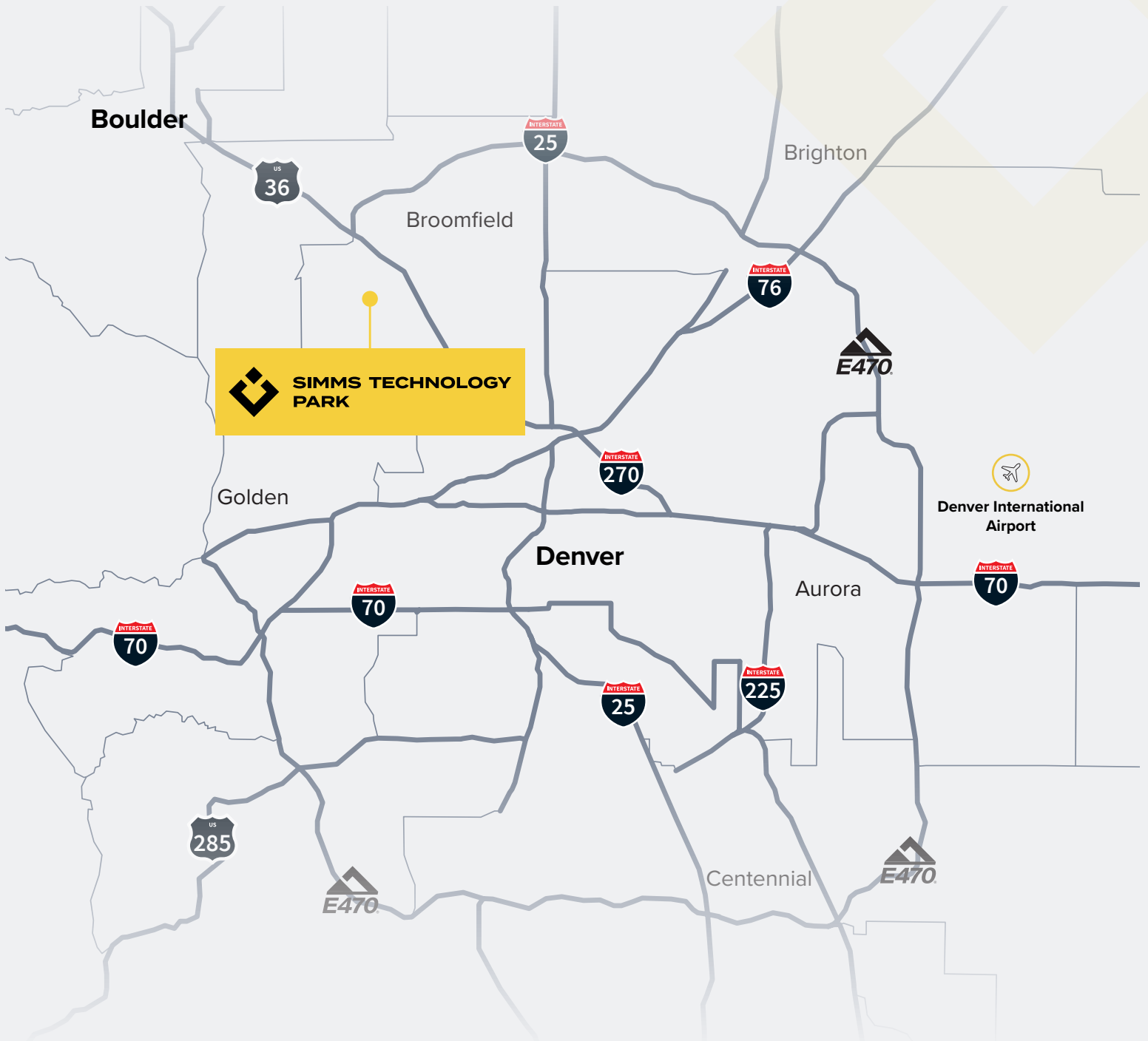
FLATIRON CROSSING

- 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



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