



# 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**





# 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'X14')
-  PARKING: 3.5/1000 SF
-  CLEAR HEIGHT: 18.5'
-  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'X14')



JUST DELIVERED



PARKING: 3.5/1000 SF



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



CLEAR HEIGHT: 18.5'



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





# SIMMS TECHNOLOGY PARK

BROOMFIELD, COLORADO

**PATRICK MCGETTIGAN**

+1 303 217 7956  
patrick.mcgettigan@jll.com

**JONATHAN SHIRAZI**

+1 303 217 7968  
jonathan.shirazi@jll.com

**MICHAEL CRANE**

+1 303 260 6533  
michael.crane@jll.com

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