SIMMS TECHNOLOGY PARK



CONSTRUCTION COMPLETE

NEW OFFICE/FLEX/R&D/INDUSTRIAL AVAILABLE FOR LEASE 2,500 – 94,000 SF
MULTIPLE DEMISING OPTIONS / GENEROUS TI AVAILABLE

BROOMFIELD, CO

ST. JOHN PROPERTIES | JLL

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 – 94,000 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.



11945 QUANTUM PARKWAY
Flex/R&D/Industrial



11070 DOPPLER DRIVE
Flex/R&D/Industrial



12120 QUANTUM PARKWAY
Office/Flex

12120 QUANTUM PARKWAY

OFFICE/FLEX

AVAILABLE: 2,380—41,480 SF

- MULTIPLE DEMISING OPTIONS AS WELL AS FULL-BUILDING CAPABILITY.
- BUILD-TO-SUIT SUITES
- JUST DELIVERED
- IDEAL FOR OFFICE/R&D USERS
- POWER: 2,000 AMPS (277/480V)
- LOADING DOORS
- DRIVE-IN LOADING/ROLL UP DOORS
- 360° GLASS LINES
- PARKING: 3.5/1000 SF
- CLEAR HEIGHT: 13’
- GENEROUS TI AVAILABLE





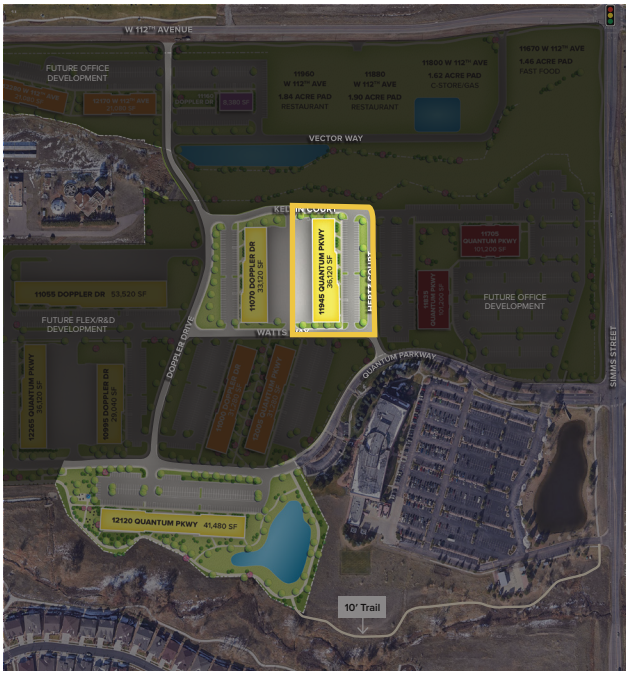
11945 QUANTUM PARKWAY

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: 2,760—23,040 SF

- MULTIPLE DEMISING OPTIONS AS WELL AS FULL-BUILDING CAPABILITY
- BUILD-TO-SUIT SUITES
- JUST DELIVERED
- POWER: 2,000 AMPS (277/480V)
- LOADING DOORS
- MODERN/FUNCTIONAL FLEX/R&D/INDUSTRIAL
- DOCK DOORS: 12 (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

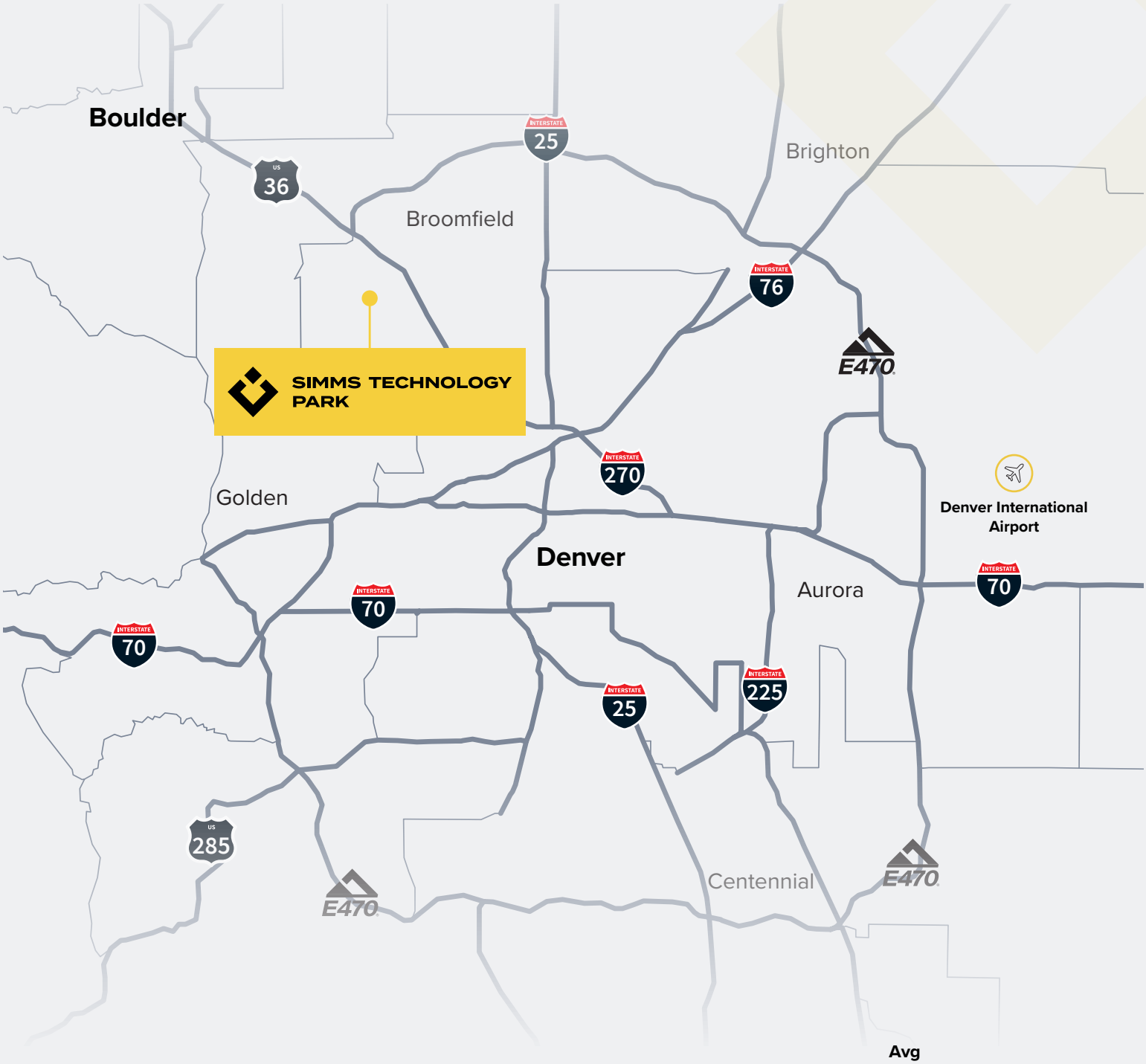
FLATIRON CROSSING

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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