

Simms Technology Park

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W 112th Avenue at Simms Street Broomfield, CO 80021





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, 145,520 square feet of single-story office, 221,040 square feet of flex/R&D space, and 8,125 square feet of retail space. Development plans also include up to 7.7 acres of land for pad site use.

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

Multi-Story Office Buildings

Building A	101,200 SF			
Building B	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			
HVAC	Gas, VAV with zone control			
Zoning	PUD			

Single-Story Office Buildings

Building C	31,280 SF	LEED DESIGNED
Building D	31,280 SF	LEED DESIGNED
Building E	40,800 SF	LEED DESIGNED
Building L	21,080 SF	LEED DESIGNED
Building M	21,080 SF	LEED DESIGNED

Single-Story Office Specifications

Designed
Up to 40,800 SF
10 ft. clear minimum
Built to suit
4 spaces per 1,000 SF
Gas
ТРО
Brick on block
PUD



Flex/R&D Buildings Building F 29,040 SF LEED DESIGNED Building G LEED DESIGNED 36,120 SF LEED DESIGNED Building H 33,120 SF Building I 53,520 SF LEED DESIGNED LEED DESIGNED Building J 33,120 SF LEED DESIGNED Building K 36,120 SF

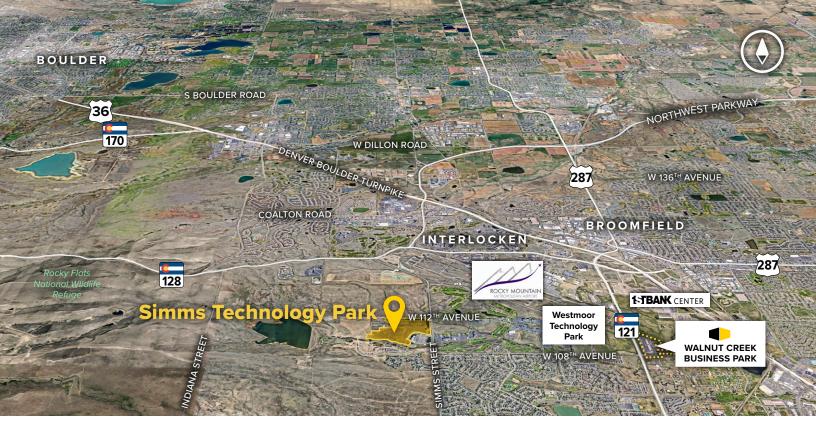
Flex/R&D Specifications

Designed
1,500 up to 53,520 SF
18 ft. clear minimum
Built to suit
4 spaces per 1,000 SF
Gas
ТРО
Brick on block
Dock or drive-in
PUD

Retail Building	
Building N	8,125 SF

Available Pad Sites	
Pad A Fast Food	1.3 Acres
Pad B Convenience Store	2.4 Acres
Pad C Restaurant	2 Acres
Pad D Restaurant	2 Acres





Distances to:

Boulder, CO	13 miles
Denver, CO (Downtown)	20 miles
Denver Boulder Turnpike (US 36)	4 miles
Denver International Airport	34 miles
Interlocken	4 miles
Interstate 25	5 miles
Interstate 70	9 miles
Vail, CO	103 mile

Contact Us

For additional leasing information or to schedule a tour, contact:

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