



# Simms Technology Park

W 112<sup>th</sup> Avenue at Simms Street  
Broomfield, CO 80021



[SJPICOLORADO.COM](http://SJPICOLORADO.COM) | 303.278.7676



## 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](http://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

LEED	Designed
Suite Sizes	Up to 40,800 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
HVAC	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	PUD

### Flex/R&D Buildings

Building F	29,040 SF	LEED DESIGNED
Building G	36,120 SF	LEED DESIGNED
Building H	33,120 SF	LEED DESIGNED
Building I	53,520 SF	LEED DESIGNED
Building J	33,120 SF	LEED DESIGNED
Building K	36,120 SF	LEED DESIGNED

### Flex/R&D Specifications

LEED	Designed
Suite Sizes	1,500 up to 53,520 SF
Ceiling Height	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	PUD

### Retail Building

Building N	8,125 SF
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### 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





# Simms Technology Park | Site Plan



Walnut Creek Trail

SIMMS STREET

BROCADE PARKWAY

W 112TH AVENUE





**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



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# Contact Us

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St. John Properties Colorado owns and has developed more than 1.5 million square feet of commercial space across three business communities in the Denver metro area. Headquartered in Baltimore, Maryland, St. John Properties has developed, constructed and owns more than 21 million square feet of office, flex/R&D, warehouse, retail and residential space.

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