

8001 Arista Place

MIXED-USE URBAN LIFESTYLE CENTER FEATURING
PREMIUM CLASS A OFFICE AND STREET-LEVEL RETAIL



Nestled in the heart of vibrant Arista Place, this property overlooks beautiful Arista Park, featuring a choreographed dancing water fountain, bandstand and fire pit

NEWMARK

ARISTA
PLACE
BROOMFIELD CO



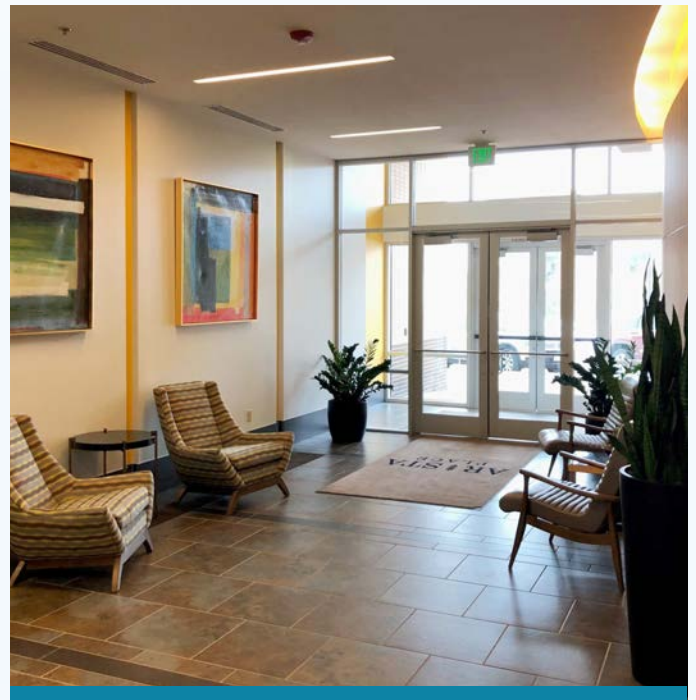
8001 Arista Place

Property Information:

Address	8001 Arista Place Broomfield, Colorado 80021
Building Size	111,160 SF Total 91,077 SF Office 20,083 SF Retail
Class	Class A
Year Built	2008
Stories	6
Typical Floor Size	23,297 SF
Available	15,913 SF
Rental Rate	\$26.50 NNN
Expenses	\$16.60/SF (2025 estimated)
Parking	1,500 free covered spaces 8 charging stations 4 : 1,000 RSF

Surrounding Amenities:

- 8 landscaped parks
- Aloft Hotel
- The Colorado Keg House
- Comfort Suites Hotel
- Hickory & Ash
- Proto's Pizza
- RTD Park-n-Ride
- Starbucks
- US 36 bike trails



- 200,000 SF of office space
- 300,000 SF future office mixed-use
- 200,000 SF future of medical

- 1,590 multi-family units
- 34 row-homes
- 13 Live Work lofts
- 387 units under construction

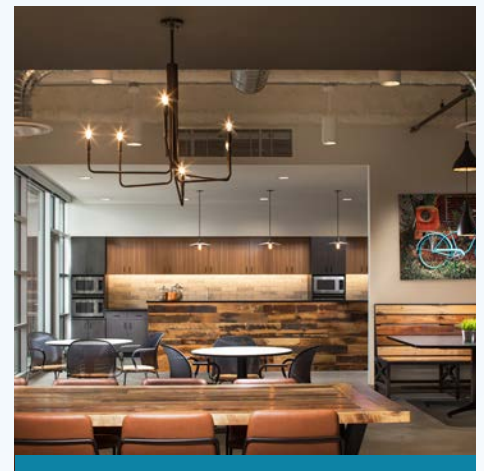
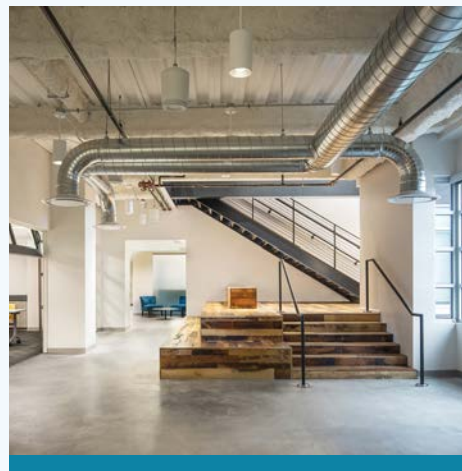
- 139-room Aloft Hotel
- 104-room Comfort Suites

- 8 landscaped parks
- US 36 bike trail
- Retail shops— Salon Cosabella, Denver Restorative Dentistry, ARISTA Wine & Spirits, Polish Nails, Edward Jones, SPACES. Co-working.
- Restaurants— Arista Deli, Hickory & Ash, Colorado Keg House, Proto's Pizza, WXYZ Bar, Starbucks, Hops N Drops, VINCA Wine Bar
- Turnpike Shops at ARISTA— WeatherTech Factory Retail Store
- More retail planned

- Bus Rapid Transit
- Broomfield Station
- Flatiron Flyer



Source: Norris Design



Location:

At the intersection of US 36, Wadsworth Parkway and West 120th Avenue, with excellent visibility and signage from US 36.

BOULDER: 13 MILES | **DOWNTOWN DENVER: 19 MILES** | **DIA: 37 MILES**



FOR MORE INFORMATION, CONTACT

DON MISNER Senior Managing Director
303-882-5730
don.misner@nmrk.com

JOE HEATH Senior Managing Director
303-960-5525
joe.heath@nmrk.com

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