

8181 Arista Place

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

19,621 - 39,242 RSF
Office Space For Lease
(FULL FLOORS AVAILABLE)



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



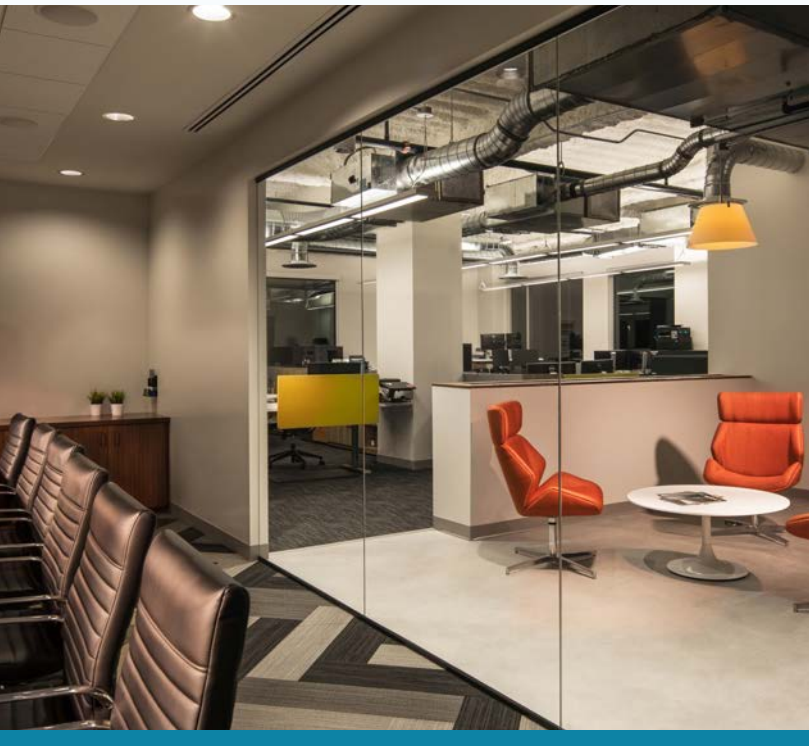
8181 Arista Place

Property Information:

| | |
|--------------------|---|
| Address | 8181 Arista Place Broomfield, Colorado 80021 |
| Building Size | 90,013 SF |
| Class | Class A |
| Year Built | 2016 |
| Stories | 5 |
| Typical Floor Size | 19,621 SF |
| Available | 19,621 - 39,242 RSF |
| Rental Rate | Negotiable |
| Expenses | \$16.82/SF (2025 expenses) |
| Parking | 4.72 : 1,000 SF (includes covered spaces) |

Property Highlights:

- Creative High-End Finishes
- 3 Conference Rooms
- 126 Workstations
- Large Training Room
- 10 Huddle Rooms
- Kitchen/Tenant Lounge
- Collaboration Spaces
- Lobby/Reception Area



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



A thoughtful blend of urban living destined to be the energy epicenter of the northwest corridor. Dining, shopping, parks, entertainment, and the aloft Hotel are all within walking distance. Arista offers incredible views of the front range's pristine mountain peaks.

WORK

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

RESIDENTIAL

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

HOTELS

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

ENTERTAINMENT/RETAIL

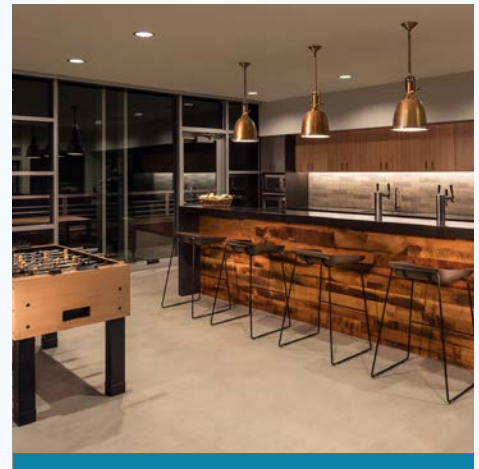
- 8 landscaped parks
- US 36 bike trail
- Retail shops— Salon Cosabella, Denver Restorative Dentistry, ARISTA Wine & Spirits, Polish Nails, Edward Jones, SPACES. Co-working.
- Restaurants— Arista Deli, Hickory & Ash, Colorado Keg House, Proto's Pizza, WXYZ Bar, Starbucks, Hops N Drops, VINCA Wine Bar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

TRANSPORTATION

- 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

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