

# ARISTA 36

LAPOUR  
EASTGROUP  
PROPERTIES

STREAM



LOWEST NEW CONSTRUCTION MILL LEVY RATE IN THE NORTHWEST MARKET - 89 MILLS



## FOR LEASE: 359,800 SF | CLASS A INDUSTRIAL | BROOMFIELD, COLORADO

BEST LOCATION IN THE NORTHWEST MARKET | IMMEDIATE ACCESS TO US-36 | 11250 WADSWORTH PKWY | 11230 WADSWORTH PKWY | 11210 WADSWORTH PKWY

WWW.ARISTA36.COM

# PROPERTY DETAILS

**TENANT COMMUNITY GATHERING SPACE**  
 PROVIDES SHADE ELEMENTS, VARIOUS TYPES OF SEATING,  
 LOCAL FOLIAGE AND COVERED BIKE RACKS.

24 EV STALLS

SHEPHERD PARK

UPTOWN AVENUE

→ Ingress  
 ← Egress

WADSWORTH PARKWAY

29,000+ VEHICLES PER DAY

PRIVATE DRIVE

WALKING PATH/MUNICIPAL TRAIL CONNECTION



FULL MOVEMENT INTERSECTION

BUILDING 1  
133,600 sf

BUILDING 2  
150,600 sf

BUILDING 3  
75,600 sf

SPEC OFFICE 48'

SPEC OFFICE

SPEC OFFICE

16 EV STALLS

8 EV STALLS

PUD/LIGHT INDUSTRIAL ZONING

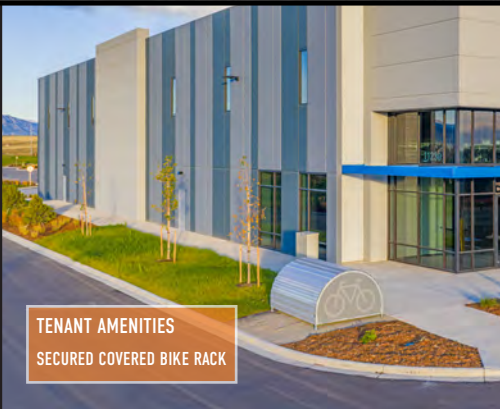
- ▲ DOCK-HIGH DOORS
- ◆ DRIVE-IN DOORS



**TENANT COMMUNITY GATHERING SPACE**  
 PROVIDES SHADE ELEMENTS, VARIOUS TYPES OF SEATING,  
 LOCAL FOLIAGE AND COVERED BIKE RACKS.



TENANT AMENITIES  
SHADED SEATING AREA



TENANT AMENITIES  
SECURED COVERED BIKE RACK



TENANT AMENITIES  
48 EV CHARGING STATIONS

SCAN OR CLICK FOR VIDEOS

COMPLETION VIDEO



PROJECT OVERVIEW VIDEO



# PROPERTY DETAILS

## BUILDING ONE 11250 WADSWORTH PKWY

<b>BUILDING SIZE:</b>	133,600 SF DIVISIBLE TO ±30,000 SF
<b>LOADING:</b>	36 DOCK-HIGH DOORS (9'x10') 4 DRIVE-IN DOORS (12'x14') 185' SHARED TRUCK COURT
<b>CLEAR HEIGHT:</b>	28 FEET
<b>POWER:</b>	4,000 AMPS OF 480V
<b>TYPICAL COLUMN SPACING:</b>	52' x 50'
<b>SPRINKLERS:</b>	ESFR
<b>PARKING:</b>	1.66/1,000 16 EV CHARGING STALLS

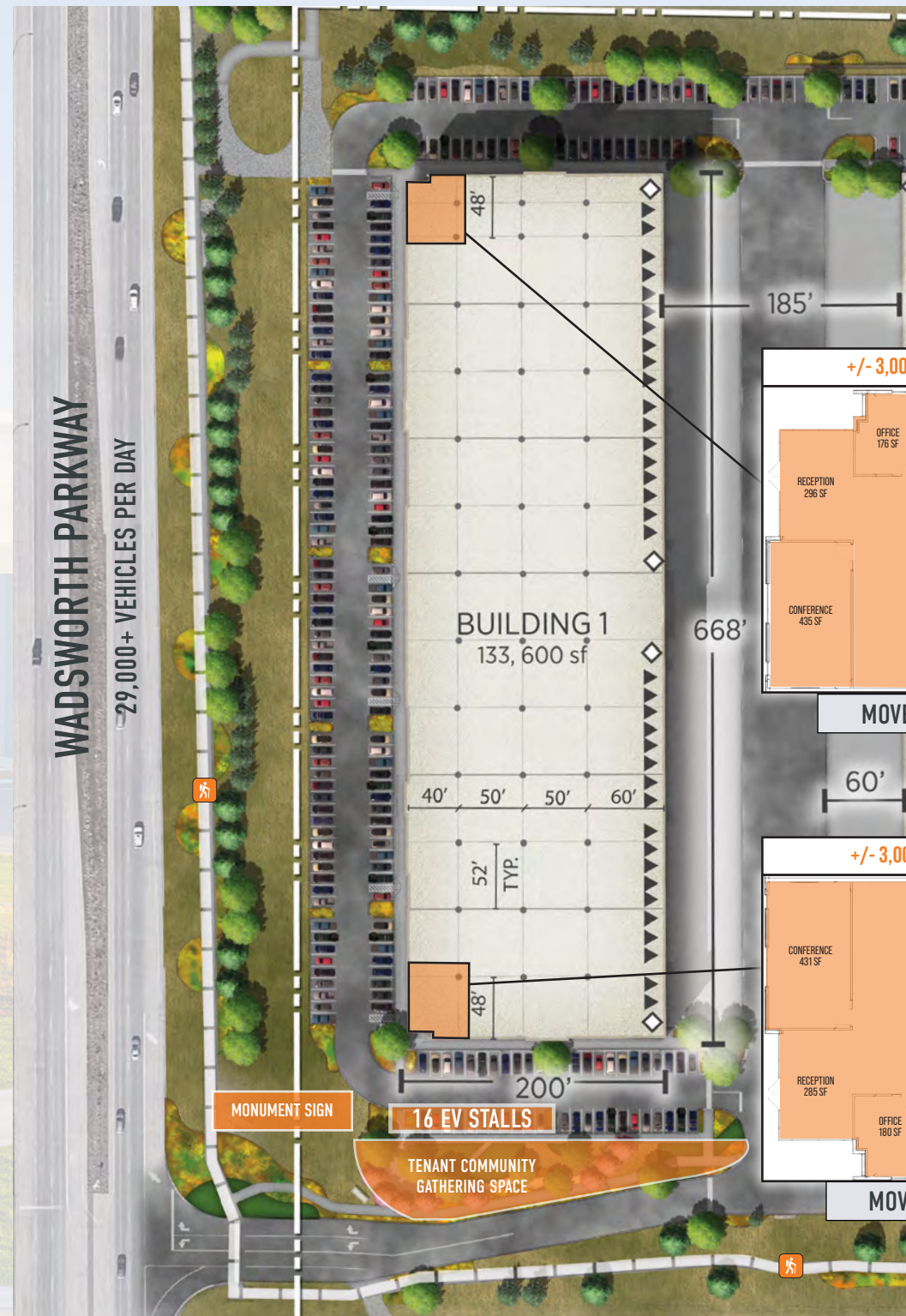
### UNIQUE FEATURES

- FIBER REDUNDANT READY
- CASTELLATED BEAM ROOF STRUCTURE FOR SUPERIOR FLEXIBILITY IN ROOF EQUIPMENT PLACEMENT.



PUD/LIGHT INDUSTRIAL ZONING

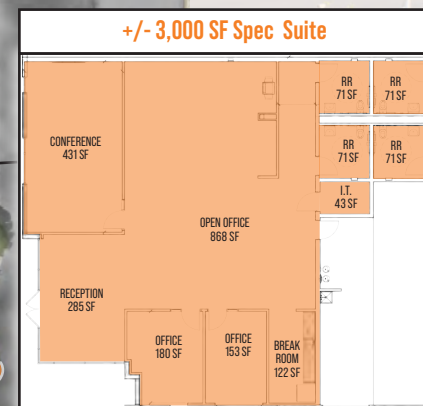
- ▲ DOCK-HIGH DOORS
- ◆ DRIVE-IN DOORS



SCAN OR CLICK  
FOR SPEC  
SUITE TOUR



MOVE-IN READY



MOVE-IN READY

# PROPERTY DETAILS

## BUILDING TWO

11230 WADSWORTH PKWY

**BUILDING SIZE:** 150,600 SF  
DIVISIBLE TO ±30,000 SF

**LOADING:** 42 DOCK-HIGH DOORS (9'x10')  
4 DRIVE-IN DOORS (12'x14')  
185' SHARED TRUCK COURT

**CLEAR HEIGHT:** 28 FEET

**POWER:** 4,000 AMPS OF 480V

**TYPICAL COLUMN SPACING:** 52' x 50'

**SPRINKLERS:** ESR

**PARKING:** 1.53/1,000  
24 EV CHARGING STALLS

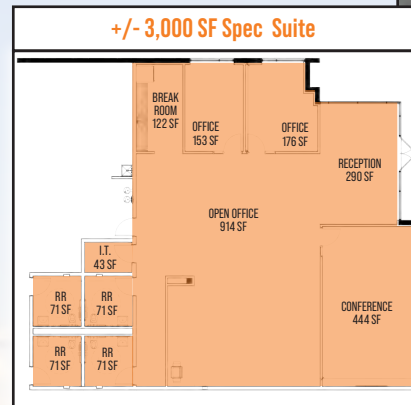
### UNIQUE FEATURES

- FIBER REDUNDANT READY
- CASTELLATED BEAM ROOF STRUCTURE FOR SUPERIOR FLEXIBILITY IN ROOF EQUIPMENT PLACEMENT.

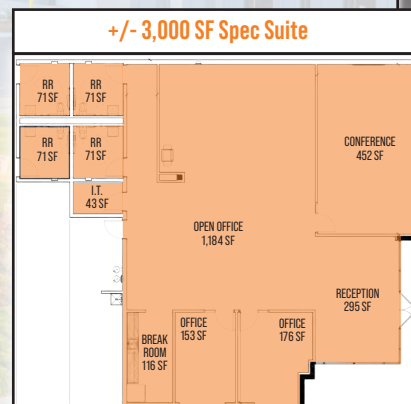


PUD/LIGHT INDUSTRIAL ZONING

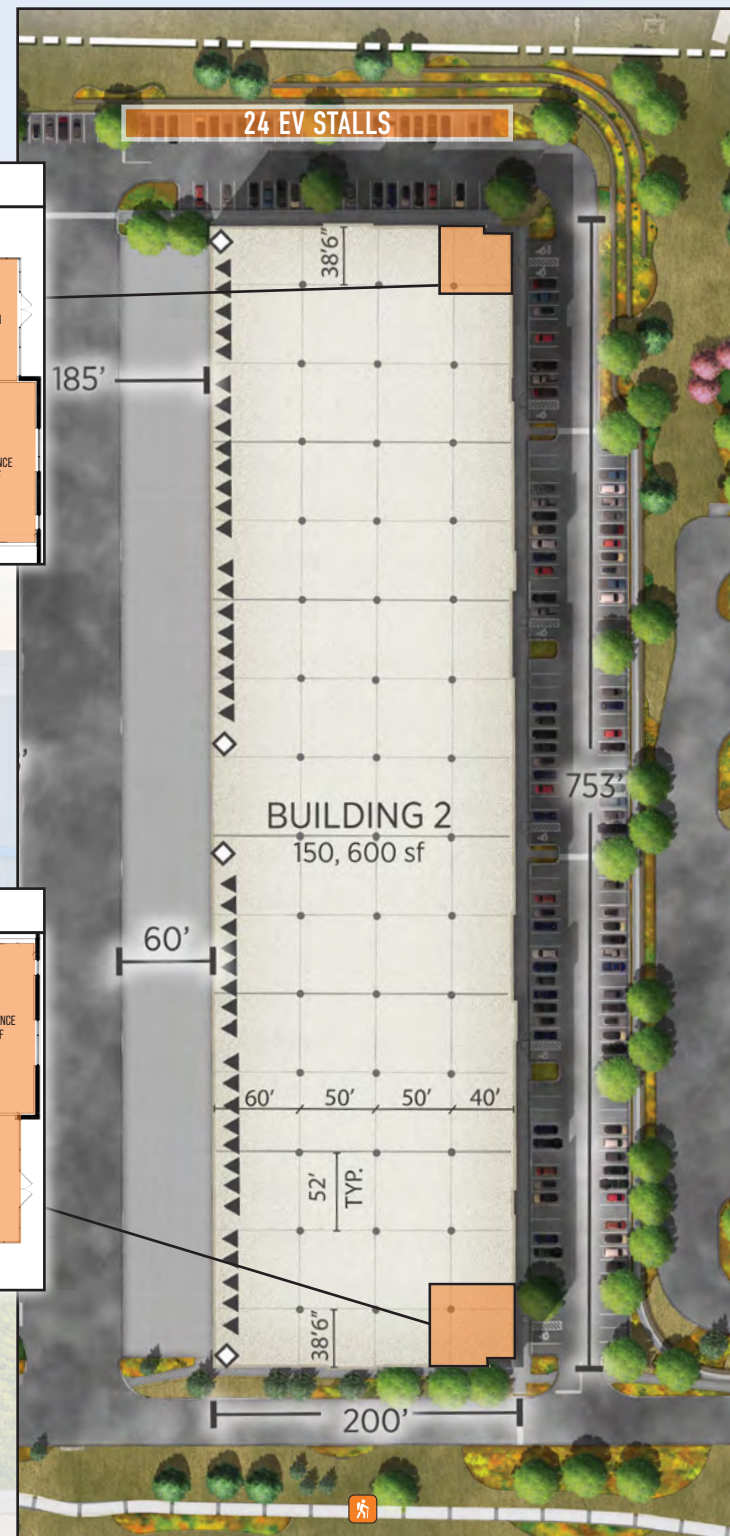
- ▲ DOCK-HIGH DOORS
- ◆ DRIVE-IN DOORS



MOVE-IN READY



MOVE-IN READY



# PROPERTY DETAILS

## BUILDING THREE 11210 WADSWORTH PKWY

<b>BUILDING SIZE:</b>	75,600 SF DIVISIBLE TO ±35,000 SF
<b>LOADING:</b>	26 DOCK-HIGH DOORS (9'x10') 4 DRIVE-IN DOORS (12'x14') 130' SECURABLE TRUCK COURT
<b>CLEAR HEIGHT:</b>	28 FEET
<b>POWER:</b>	3,000 AMPS OF 480V
<b>TYPICAL COLUMN SPACING:</b>	52' x 60'
<b>SPRINKLERS:</b>	ESFR
<b>PARKING:</b>	1/1,000 8 EV CHARGING STALLS

### UNIQUE FEATURES

- CROSS DOCK
- 130' SECURABLE TRUCK COURT
- FIBER REDUNDANT READY
- CASTELLATED BEAM ROOF STRUCTURE FOR SUPERIOR FLEXIBILITY IN ROOF EQUIPMENT PLACEMENT.



PUD/LIGHT INDUSTRIAL ZONING

- ▲ DOCK-HIGH DOORS
- ◆ DRIVE-IN DOORS



# LOCATION HIGHLIGHTS

RANKED #1 FOR BEST PLACES TO LIVE IN THE U.S. WEST

Arista36 is a 359,800 square foot, Class A industrial park in the Northwest Denver Submarket with visibility and frontage on Wadsworth Pkwy. The location provides immediate access to the US-36 Corridor, the main connection from Boulder to the Denver Metro area. This flexible three building industrial park that is zoned PUD/light industrial, can accommodate a variety of manufacturing, assembly, R&D, life sciences and distribution. The surrounding demographics represent a skilled and highly educated workforce combined with many opportunities for attainable housing. Arista36 is designed to retain talent while providing a modern image for each tenant.

In the epicenter of the Northwest Corridor, Arista36 is surrounded by an abundance of amenities including dining, shopping, and entertainment all within walking distance. You can breathe easy knowing that the green space, trails, parks and golf courses neighboring Arista36 mitigate the effects of pollution, reduce city noise and enhance the air quality. The RTD Broomfield Station as well as Rocky Mountain Metropolitan Airport offer transportation options that are convenient and help you get where you need to go easily and effectively.

## SURROUNDING EMPLOYERS



LOWEST NEW CONSTRUCTION MILL LEVY RATE  
IN NORTHWEST MARKET - 89 MILLS



IN CLOSE PROXIMITY TO US-36,  
I-270, & I-25  
AND GREAT AMENITIES



73% OF POPULATION WITH A  
BACHELORS DEGREE OR HIGHER



TOP 10:  
EMERGING LIFE  
SCIENCE HUB



BIKE TO WORK CAPABILITY.  
SECURED BIKE STORAGE AND IMMEDIATE TRAIL  
CONNECTIVITY

## IMMEDIATE PROXIMITY TO

- 2,250 RESIDENTIAL UNITS  
(WITHIN ONE MILE)
- DINING, SHOPPING &  
ENTERTAINMENT
- BROOMFIELD STATION RTD
- UCHEALTH
- ON-SITE TRAIL CONNECTIVITY
- AMPLE PARKS & OPEN SPACE
- ARISTA TOWN CENTER
- US-36 BIKEWAY
- TURNPIKE SHOPS AT  
ARISTA BROOMFIELD
- ROCKY MOUNTAIN  
METROPOLITAN AIRPORT
- WALNUT CREEK  
GOLF PRESERVE

## DRIVE TIMES

3 MINUTES

US-36

5 MINUTES

ROCKY MOUNTAIN METROPOLITAN  
AIRPORT (BJC)

10 MINUTES

BOULDER

23 MINUTES

DOWNTOWN DENVER

36 MINUTES

DENVER INTERNATIONAL  
AIRPORT (DIA)

1 HOUR

FORT COLLINS



# ARISTA 36



[WWW.ARISTA36.COM](http://WWW.ARISTA36.COM)



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