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ARISTA  
36

LAPOUR

EASTGROUP  
PROPERTIES



**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

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





# PROPERTY DETAILS



**FULL MOVEMENT INTERSECTION**



**GATHERING SPACES**  
SHADE STRUCTURE



**GATHERING SPACES**  
COVERED BIKE RACK



**GATHERING SPACES**



**SCAN FOR VIDEO TOUR**  
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# PROPERTY DETAILS

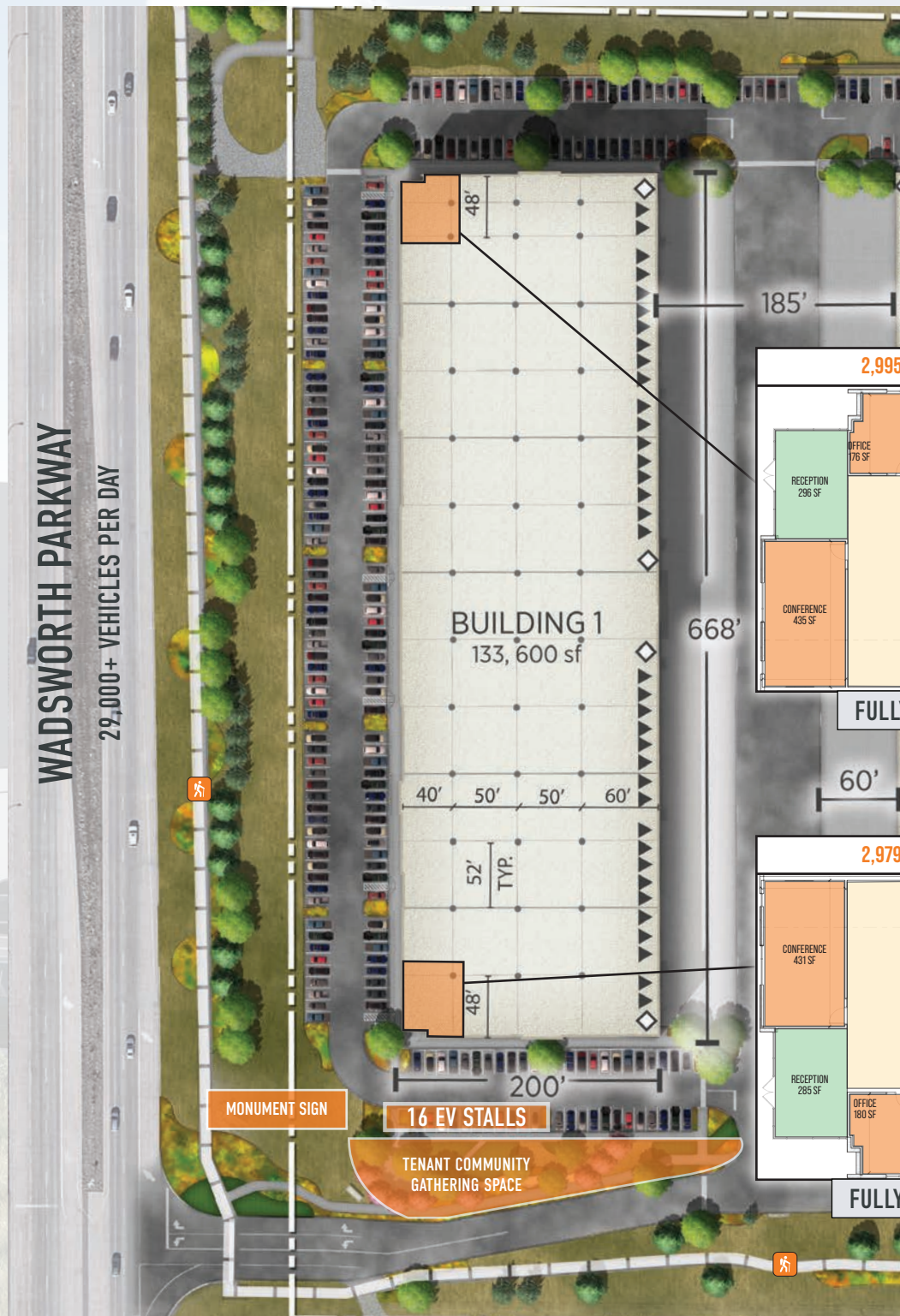
## BUILDING ONE 11250 WADSWORTH PKWY

<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



PUD/LIGHT INDUSTRIAL ZONING

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



WADSWORTH PARKWAY

29,000+ VEHICLES PER DAY

BUILDING 1  
133,600 sf

2,995 SF Spec Suite

FULLY PERMITTED

2,979 SF Spec Suite

FULLY PERMITTED

MONUMENT SIGN

16 EV STALLS

TENANT COMMUNITY GATHERING SPACE



# PROPERTY DETAILS

## BUILDING TWO 11230 WADSWORTH PKWY

<b>BUILDING SIZE:</b>	150,600 SF DIVISIBLE TO ±30,000 SF
<b>LOADING:</b>	42 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>	1.53/1,000 24 EV CHARGING STALLS



PUD/LIGHT INDUSTRIAL ZONING

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



FULLY PERMITTED



FULLY PERMITTED





# 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

130' SECURABLE TRUCK COURT



PUD/LIGHT INDUSTRIAL ZONING

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



# LOCATION HIGHLIGHTS

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



# TRADE AERIAL



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LAPOUR  
EASTGROUP  
PROPERTIES

Stream Realty Partners – Denver L.P.

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# ARISTA 36



WADSWORTH PARKWAY

112TH AVE

PRIVATE DRIVE

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