

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



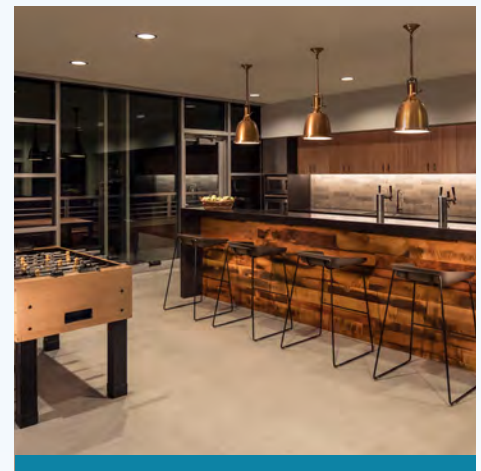
- 200,000 SF of office space
- 300,000 SF future office mixed-use
- 200,000 SF future of medical

- 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

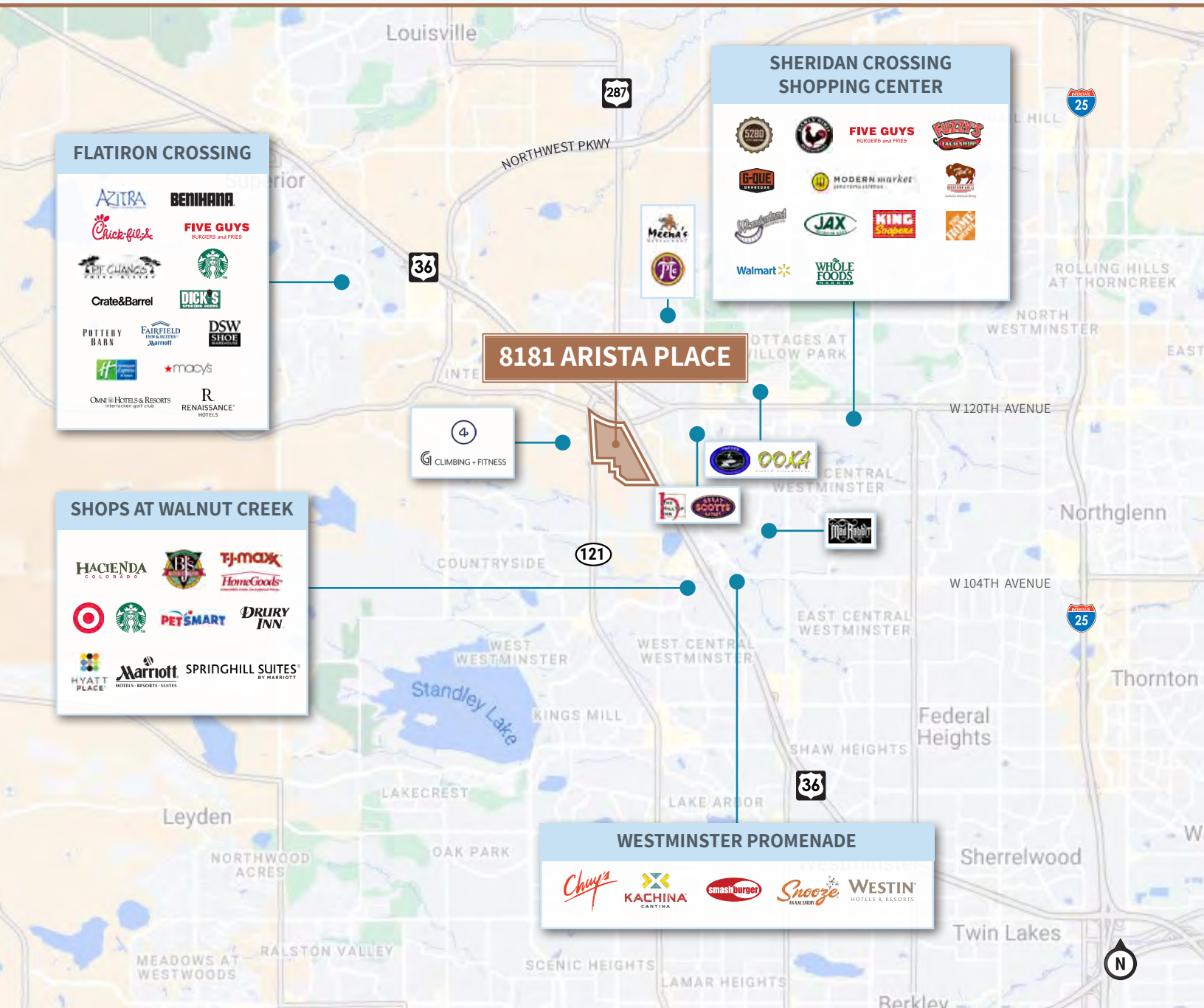
- Bus Rapid Transit
- Broomfield Station
- Flatiron Flyer



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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