



YOUR VISION, YOUR COMMUNITY



3001 BRIGHTON BLVD, DENVER, CO 80216





Renovated entry with on-site concierge and 24/7 security



Elevated collaborative community space

/fə'brɪkə/

Originating from the Latin word for “workshop” or “factory,” “Fabrica” is a space where ideas and businesses are crafted, resonating with the innovative and entrepreneurial spirit of our spaces



Move-in ready spec suites



Seamless growth opportunities



Affordable rates



Flexible lease terms



Short-form lease



Furniture available



On-site restaurant and café



2/1,000 SF attached covered parking



4 shared kitchens



Outdoor space



10 conference rooms



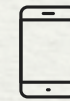
New fitness center delivering 2025



On-site CorePower Yoga

EMPOWERING CREATIVITY CONNECTING PEOPLE

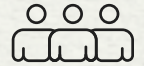
Our creative offices are designed with your thriving business in mind, offering unparalleled value and flexibility. Our mission is to support you, creating an inspiring space where your ideas can come to life.



Concierge tenant app



Plug-n-play internet



16 shared huddle rooms



Training room



Showers



Networking events



FOB building entry



Common area wi-fi



Controlled elevator access



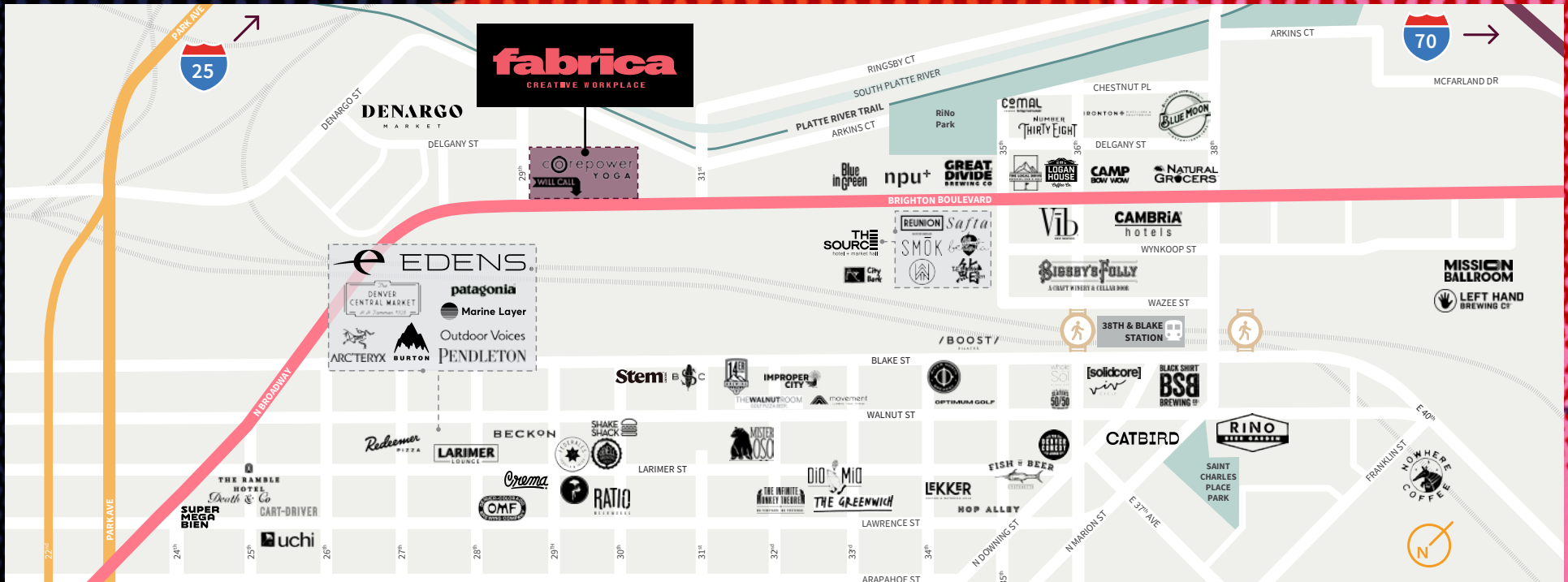
EV Charging Stations



Pets allowed



Wellness & new mothers room



About the Owner | Conscience Bay

Conscience Bay, based in Boulder, owns and manages a diverse portfolio of real estate assets, including office, industrial, and apartment buildings in the Denver metro area, as well as farms and ranches on Colorado's western slope. Their focus is on creating and improving spaces that foster community engagement, cultural identity, social interaction, and overall well-being. Their aim is to transform properties into vibrant and inclusive places that reflect the unique character of the surrounding communities.

JAMES ROUPP

+1 303 217 7947
james.roupp@jll.com

BO PITTO

+1 303 260 6529
bo.pitto@jll.com

MADDY STEVENSON

+1 303 542 1514
maddy.stevenson@jll.com

Property Management | CBRE Host Program

Fabrica has chosen to implement the CBRE Host Program, which enhances the employee experience and fosters loyalty and engagement. This program combines expertise from the hospitality, technology, and real estate sectors to offer exceptional service and create a vibrant and meaningful workplace environment. The Host digital platform and app enable employees to easily access building services and amenities. Through a hospitality-driven approach, the program aims to improve productivity and prioritize employee well-being, ensuring that employees can thrive in a highly conducive work environment.

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