

8520 Uptown Avenue

Broomfield, Colorado



Arista Medical Office Building

As exclusive agents, we are pleased to offer the following space for lease:

Medical For Lease

Space Available:

Up to 60,000 SF

Lease Rate:

\$24.00 - \$26.00/SF NNN

Parking Ratio:

4.65:1,000 SF

Property Highlights

- ◆ Class A Medical building
- ◆ Arista is located at intersection of US 36, Wadsworth (US 287) and 120th Ave (Highway 128)
- ◆ Existing healthcare uses at Arista include the UC Health Broomfield Hospital and Children's Hospital Therapy Center
- ◆ Surrounding amenities include 1st Bank Center, Aloft Hotel, Arista Place Office plus numerous restaurants, shops, services and parks
- ◆ Located within walking distance to the Broomfield Transit Station
- ◆ Numerous residential options at Arista including: Century Communities, Uptown Apartments, AMLI at Arista, Atria Residential, Live/Work Lofts

John Gustafson 303.260.4258 jgustafson@ngkf.com

**Newmark Grubb
Knight Frank**

1800 Larimer Street, Suite 1700, Denver, Colorado 80202

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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◆ Additional Building Features

- ◆ Custom built space available from 1,500 to 60,000 square feet
- ◆ Covered patient drop off/pick up
- ◆ Building signage opportunities
- ◆ Abundant on-site parking for patients, staff and physicians
- ◆ Ideal uses include surgery center, imaging center and clinical space
- ◆ Easy access to US 36, US 287 (Wadsworth) and Highway 128 (120th), as well as the Broomfield Transit Station

◆ Site Renderings



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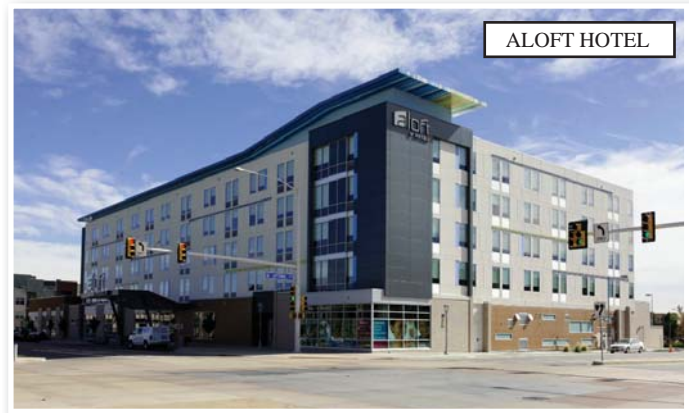


Medical For Lease

◆ Arista Mixed-Use Community

The Arista Medical Office Building is located in the heart of the 209-acre, mixed-use, Arista Development which offers incredible views of the front range's pristine mountain peaks. Uses and amenities include:

- ◆ 200,000 SF of Class A Office Space, with an additional 400,000 SF underway
- ◆ UCHealth Broomfield Hospital
- ◆ Children's Hospital Therapy Center
- ◆ 1,590 multi-family units (over 3,000 residents)
- ◆ Numerous retail options including wellness providers, restaurants and coffee shops
- ◆ 140-room Aloft Hotel
- ◆ 1st Bank Center (350,000 annual guests)
- ◆ RTD Park 'n Ride (over 3,500 rides/day)
- ◆ Parks, pedestrian areas and bike paths



Project Partners:



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COMMERCIAL
200,000 SF Class A Office
400,000 SF in Planning

RESIDENTIAL
3,000+ residents living in Arista

RETAIL
Spin-Strength-Yoga
Proto's Pizza
The Colorado Keg House
Salon Cosabella
ProsperOats
Hickory & Ash

MEDICAL CAMPUS