

ARISTA 36

LAPOUR
EASTGROUP
PROPERTIES

STREAM

12 MONTHS FREE BASE RENT
FOR THE FIRST LEASE SIGNED BY A QUALIFIED TENANT

* SIGNED BEFORE 09.30.26 ON 30,000 SF OR LARGER AND COMMENCING IN 2026.
5-YEAR MINIMUM TERM.



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

SHEPSFIELD PARK

UPTOWN AVENUE

➔ Ingress
➔ Egress

WADSWORTH PARKWAY

29,000+ VEHICLES PER DAY



FULL MOVEMENT INTERSECTION

BUILDING 1
133,600 sf

BUILDING 2
150,600 sf

BUILDING 3
75,600 sf

PRIVATE DRIVE

WALKING PATH/MUNICIPAL TRAIL CONNECTION

SECURABLE TRUCK COURT

PUD/LIGHT INDUSTRIAL ZONING

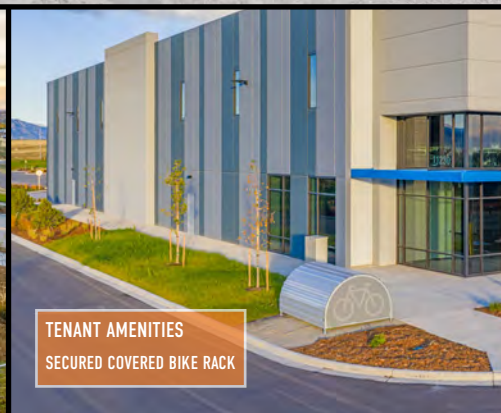
▲ DOCK-HIGH DOORS
◆ DRIVE-IN DOORS



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

BUILDING SIZE:	133,600 SF DIVISIBLE TO ±20,000 SF
LOADING:	36 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:	ESFR
PARKING:	1.66/1,000 16 EV CHARGING STALLS

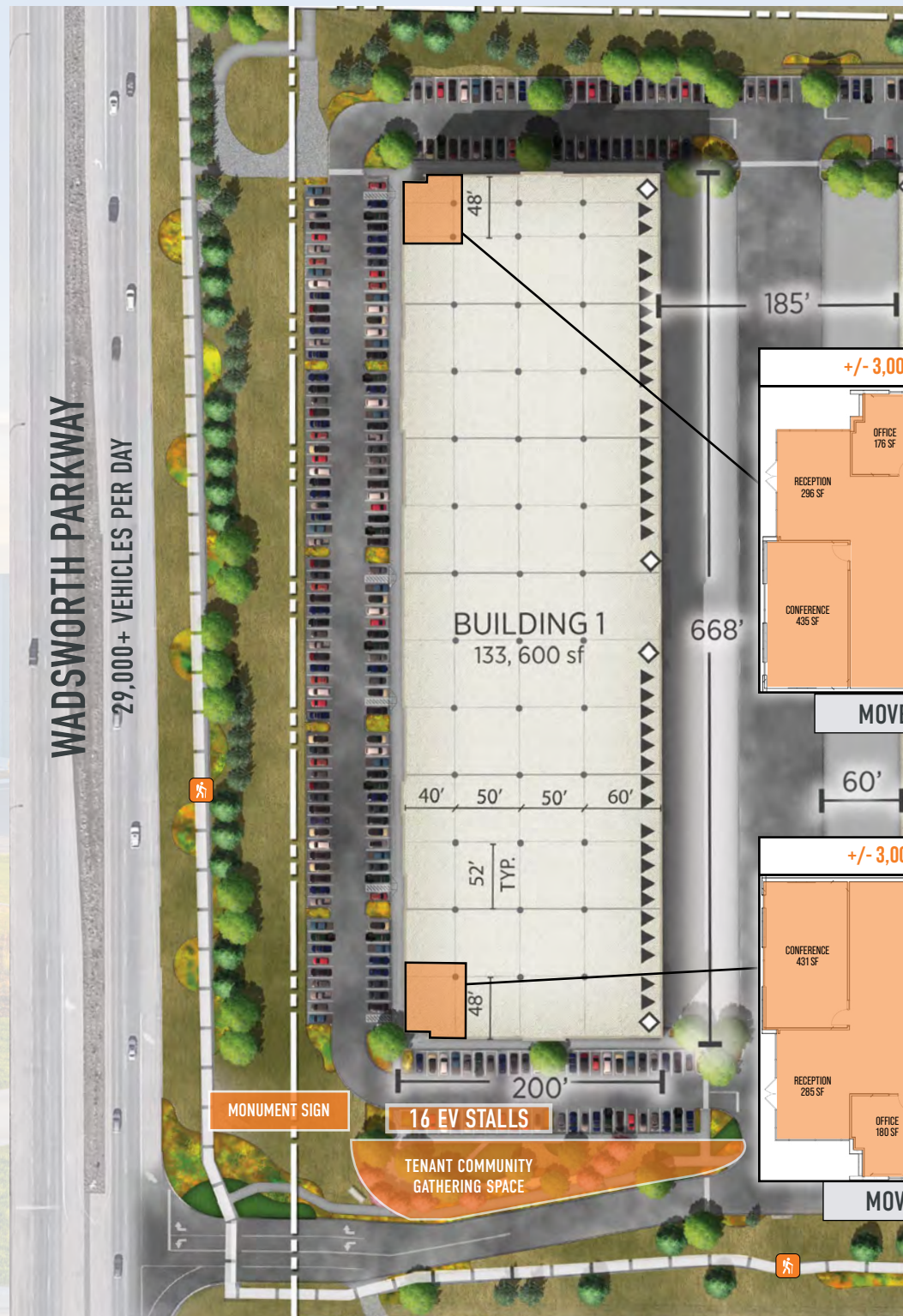
UNIQUE FEATURES

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



PUD/LIGHT INDUSTRIAL ZONING

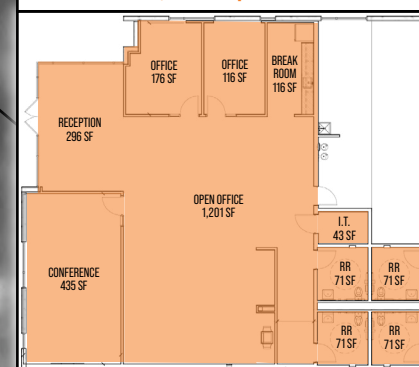
- ▲ DOCK-HIGH DOORS
- ◆ DRIVE-IN DOORS



SCAN OR CLICK
FOR SPEC
SUITE TOUR

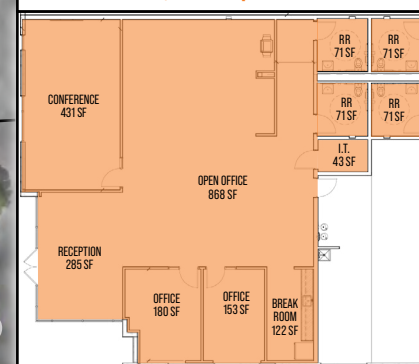


+/- 3,000 SF Spec Suite



MOVE-IN READY

+/- 3,000 SF Spec Suite



MOVE-IN READY

16 EV STALLS

TENANT COMMUNITY
GATHERING SPACE

PROPERTY DETAILS

BUILDING TWO 11230 WADSWORTH PKWY

BUILDING SIZE:	150,600 SF DIVISIBLE TO ±20,000 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:	ESFR
PARKING:	1.53/1,000 24 EV CHARGING STALLS

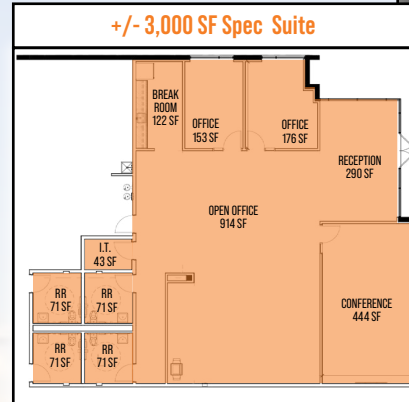
UNIQUE FEATURES

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

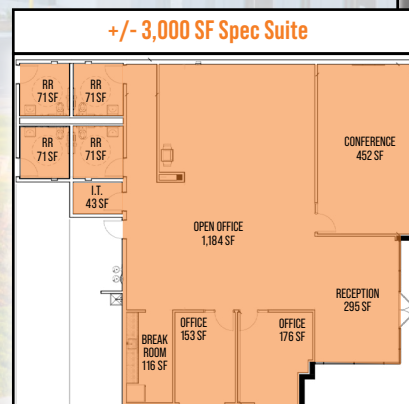


PUD/LIGHT INDUSTRIAL ZONING

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



MOVE-IN READY



MOVE-IN READY



PROPERTY DETAILS

BUILDING THREE 11210 WADSWORTH PKWY

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

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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