



## **ARISTA MEDICAL OFFICE BUILDING**

### **8520 UPTOWN AVENUE | BROOMFIELD, COLORADO**

#### **SPACE AVAILABLE:**

Up to 60,000 SF

#### **LEASE RATE:**

\$24.00 - \$26.00/SF NNN

#### **PARKING RATIO:**

4.65:1,000 SF

#### **For information, please contact:**

**JOHN GUSTAFSON**

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#### **MEDICAL FOR LEASE**

#### **PROPERTY HIGHLIGHTS:**

- Class A Medical building
- Arista is located at the intersection of US 36, Wadsworth (US 287) and 120th Ave (Highway 128). New 120th Ave. extension is open.
- 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
- Notable restaurants include Hickory & Ash, Mesa Cocina, Starbucks, Pronto's Pizzeria, Prosper Oats and Colorado Keg House.



**MEDICAL FOR LEASE**  
**ARISTA MEDICAL CENTER**

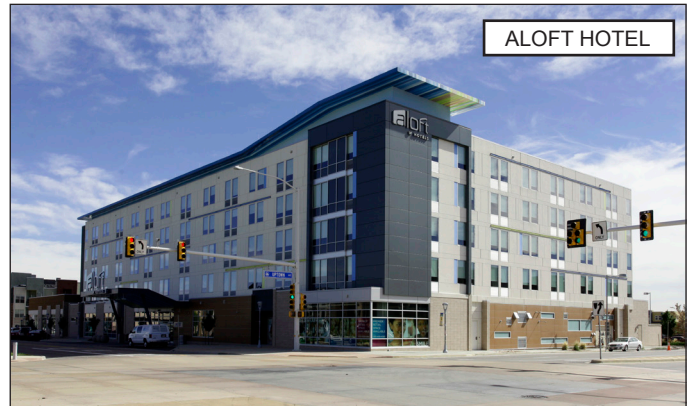
8520 Uptown Avenue, Broomfield, CO

- Custom built space available from 1,500 to 60,000 square feet
- Easy access to US 36, US 287 (Wadsworth) and Highway 128 (120th), as well as the Broomfield Transit Station
- Abundant on-site parking for patients, staff and physicians
- Building signage opportunities
- Designed by the nationally renowned healthcare architecture firm: Boulder Associates



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)
- Parks, pedestrian areas and bike paths
- 140-room Aloft Hotel
- 1st Bank Center (350,000 annual guests)
- RTD Park 'n Ride (over 3,500 rides/day)
- Numerous retail options including wellness providers, restaurants and coffee shops



**Project Partners:**



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