



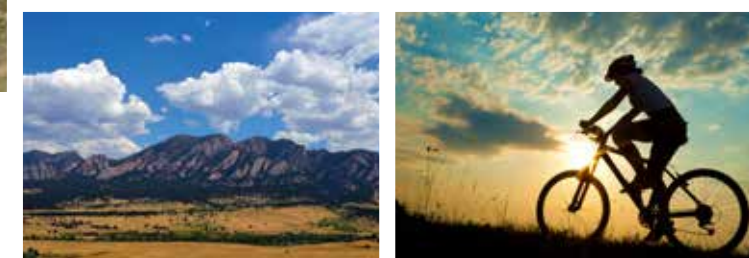
13699 & 13601 VIA VARRA ROAD,
BROOMFIELD, CO 80020

Up to 88,293 SF Office Available In
Broomfield, Colorado



LOCATION AMENITIES & CONVENIENCES

The nearby U.S. 36 (Denver Boulder Turnpike), Northwest Parkway, RTD Park-n-Ride and Flatiron Crossing Shopping Center combine to make ATRIA one of the Northwest Corridor's most accessible and visible developments.



For Leasing Information, Contact:

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A WORK-LIFE DESIGN

ATRIA, a two-building office development named for its garden setting and open courtyard offers tenants the ultimate in work/life balance. ATRIA is located in Broomfield, Colorado next to over 60 miles of hiking and biking trails along with hundreds of acres of parks and open space. With outdoor workspaces to retreat to, abundant natural light and stunning mountain views, ATRIA will provide a calming ambiance to its tenants - bringing Colorado's natural beauty into the workplace.



New Development by Etkin Johnson

Up to 88,293 SF Office Available
Broomfield, Colorado



ATRIA plural of "Atrium," an open-roofed entrance hall or central court in an ancient Roman house.

AMENITY-RICH WORK ENVIRONMENT

ATRIA, is one of the most desirable urban locations for businesses poised for growth. The Class A office development is comprised of two architecturally striking buildings totaling 176,586 square feet.

The unique working environment will showcase 12 foot high, floor-to-ceiling windows which will wrap all sides of the buildings to provide spectacular views of the nearby Flatiron mountains. The abundant natural light will maximize employee productivity while reducing energy consumption.



Flatiron Mountain Views



Outdoor Work Spaces



Glass Roll-Up Doors

KEY BUILDING FEATURES

- 88,293 SF available
- 4.1/1,000 Parking
- 18' Clear ceiling height
- 12' Windows
- High-efficiency HVAC systems
- Exterior LED lighting
- Outdoor common work areas
- Highway signage on Northwest Parkway
- Minimal load factor for multi-tenant building



Tenant Identity Signage on Northwest Parkway



DID YOU KNOW?
WORKERS IN OFFICES WITH NATURAL ELEMENTS SUCH AS SUNLIGHT

report a
15%
higher level of
wellbeing

are
6%
more
productive

and are
15%
more
creative

12' High Windows



SITE PLAN