Colorado Group

BROOMFIELD RETAIL SPACE FOR LEASE MAINSTREET AT FLATIRON 549 FLATIRON BOULEVARD, BROOMFIELD, CO 80021



PROPERTY HIGHLIGHTS

Join some of the most vibrant retail space on the market at Broomfield's Main Street at Flatiron. Strong local demographics, as well as a dynamic tenant mix of restaurants, coffee shops, retail, yoga, fitness, banks, professional office, dry cleaners and more. Great walk-by traffic, as well as convenient curbside or free garage parking adjacent to the building. Suite E offers 4,914 SF of open plan space for office or retail use which may be divisible into a variety of configurations. Easy access from Highway 36 and the Interlocken Loop, make this an inviting location to work, shop, workout, or meet up with friends.

- Building and monument signage available
 Strong local and daytime demographics
 Complimentary fitness, restaury office, and more
 - Complimentary tenant mix of retail, fitness, restaurants, professional office, and more
- Strong local and daytime demographics
 Covered Parking
- Easy access to Denver and Boulder

Suite E1:	2,099 SF
	Turnkey Recently Finished General Retail Suite
Suite E2:	2,815 SF
	Turnkey Recently Finished Fitness Studio w/Showers +
	Locker Rooms
	Suites E1 and E2 can be combined for a contiguous 4,914 SF
Available:	Immediately
Lease Rate:	Negotiable
Lease Term:	Negotiable

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information verify the permitted use and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

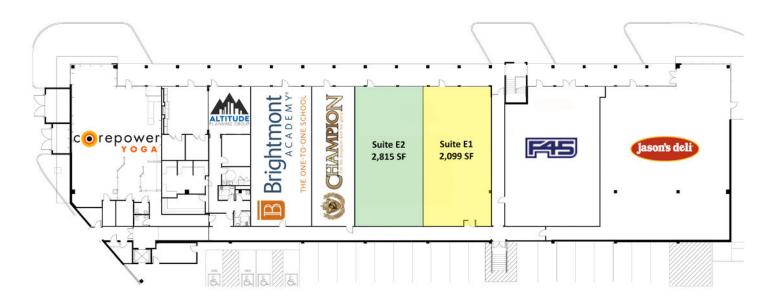
Ashley Overton Broker Associate 303.449.2131 ext 147 ashley@coloradogroup.com

The Colorado Group, Inc 3434 47th St, Suite 220 Boulder, CO 80301 303.449.2131 www.coloradogroup.com

BROOMFIELD RETAIL SPACE FOR LEASE Colorado MAINSTREET AT FLATIRON Group

549 FLATIRON BOULEVARD, BROOMFIELD, CO 80021

PROPERTY FLOOR PLAN



MainStreet at Flatiron Demographics	1 Mile	3 Mile	5 Mile
2020 Population	6,873	41,884	132,209
Growth 2010 – 2020	3.3%	2.7%	2.0%
2020 Avg Household Income	\$111,011	\$115,991	\$119,497
2020 Med Household Income	\$90,466	\$93,322	\$97,838



NEARBY NEW CONSTRUCTION PROJECTS

- February 2019 Viega US Headquarters 79,000 SF Office Building
- April 2019 300 Technology Court 26,500 SF Office Building
- May 2019 Partners Group Corporate Campus 80,000 SF Office Building
- July 2019 355 Eldorado Boulevard 311 Apartment Units
- November 2019 Cortland at Coalton 198 Apartment Units
- TBD Hilton Garden Inn/Homewood Suites
- TBD Kroenke Group Flatiron Marketplace Redevelopment Up to 1,200 NEW Apartments

The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

BROOMFIELD OFFICE SPACE FOR LEASE Colorado MAINSTREET AT FLATIRON Group

549 FLATIRON BOULEVARD, BROOMFIELD, CO 80021

AMENITIES MAP





The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.