



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 and more. Great walk-by traffic, as well as convenient curbside or free garage parking adjacent to the building. 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
- Covered Parking
- Complimentary tenant mix of retail, fitness, restaurants, professional office, and more
- Easy access to Denver and Boulder

Suite F: 3,333 RSF
Available: Immediately
Lease Rate: \$18.00/SF
Expenses: \$8.22/SF (2022 est.)

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 contained herein. The tenant, buyer, seller 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. Licensed in the State of Colorado.

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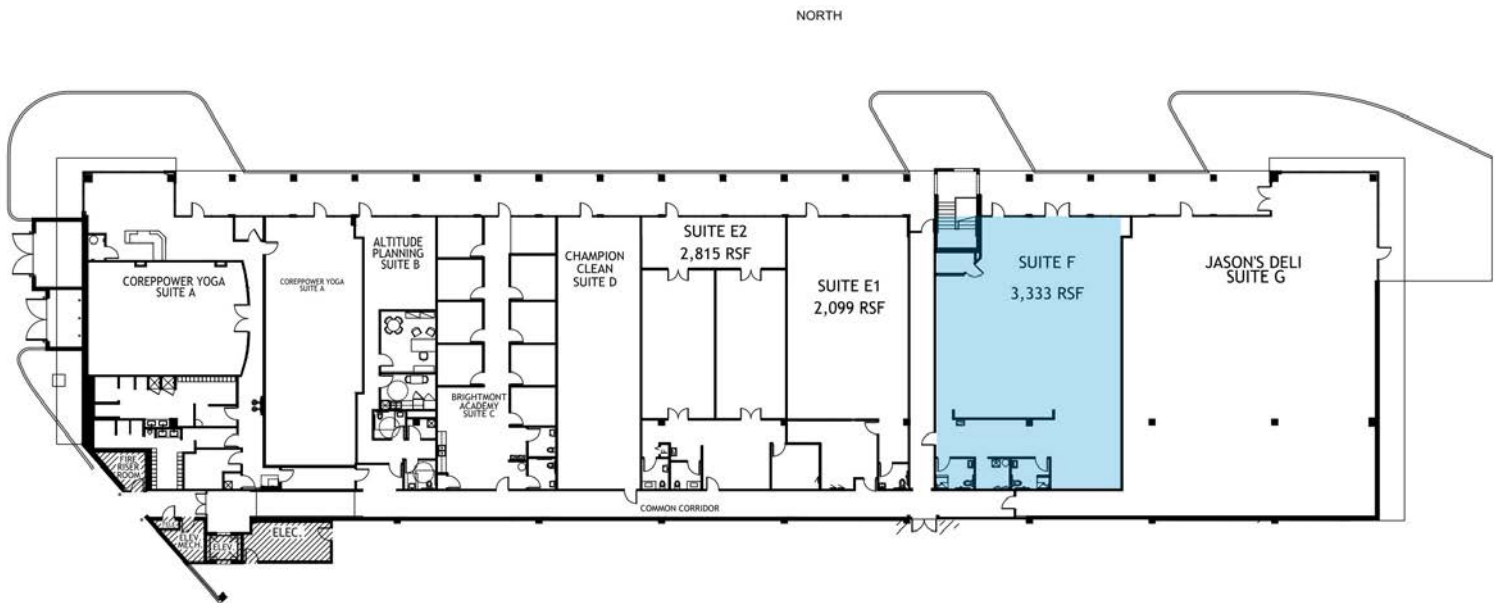
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BROOMFIELD RETAIL SPACE FOR LEASE MAINSTREET AT FLATIRON

Colorado
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

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

BROOMFIELD OFFICE SPACE FOR LEASE MAINSTREET AT FLATIRON

Colorado Group

549 FLATIRON BOULEVARD, BROOMFIELD, CO 80021

AMENITIES MAP

FLATIRON Crossing | **EVERY SEASON STARTS AT DICK'S SPORTING GOODS FOUNDATION** | **amc** | **Crate & Barrel** | **★ macy's**

BENIHANA | **WELLS FARGO** | **EAT! FOMO & SAMS** | **Jason's deli** | **R RENAISSANCE HOTELS** | **Hilton Garden Inn**

FIVE GUYS | **corepower YOGA**

