

FOR LEASE

595 FLATIRON BLVD.

BROOMFIELD, CO 80021



FREESTANDING JR. ANCHOR SPACE

Colliers

Building Information

- > **SF Available: 34,940 SF**
- > **Lease Rate: Contact Broker**
- > **Taxes: \$3.84/SF (2025)**

Highlights

- Across from Flatiron Crossing Mall
- Surrounded by thousands of MF units
- Redtail Ridge Life Sciences Development currently under construction to the north - 2.5+ Million SF of office, industrial, and retail - 10,500 new jobs added upon completion
- Redevelopment of the surrounding Flatiron Village is now under construction - approximately 54k SF of retail, 800 MF units, hospitality and office
- 1 dock high door, high ceilings

Contact Us

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REDTAIL RIDGE

2.5M - 2.6M SF Life Sciences Campus
- 10,500 new jobs upon completion +
- 1,400 employees at the new
Advent Avista Hospital
- Office, Industrial & 14K SF of Retail
- Construction started Spring 2025

FLATIRON Crossing
Dillard's
The Container Store®
Crate&Barrel
★ macy's
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS

200K SF
2-story
office building
coming soon

Village redevelopment
24-54K retail
550 - 800 MF units
+ hotel & office
under construction

1,209 units

SITE

Hilton Garden Inn
RENAISSANCE

485 Interlocken
268 units

The Lock at
Flatirons
261 units

Walmart
Supercenter

Campden
Interlocken
340 units

Retreat
at Broomfield
234 units

ROCKY MOUNTAIN
METROPOLITAN AIRPORT



BROKERAGE
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Demographics

	1 Mile	3 Miles	5 Miles
Population:	6,815	45,782	134,888
Average HH Income:	\$134,287	\$148,295	\$148,565
Daytime Population:	17,816	63,217	147,302

Source: ESRI 2025 Estimates

Traffic Counts

W. Flatiron Crossing Dr. west of Interlocken Blvd.:	18,848 VPD
Interlocken Loop North of Interlocken Blvd.:	18,525 VPD
Interlocken Blvd. S/O W. Flatiron Crossing Dr.:	16,305 VPD
Interlocken Blvd. W/O Interlocken Loop:	10,051 VPD
Hwy 36 @ Flatiron Crossing Dr.:	86,696 VPD

MPSI 2025 Estimates



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