

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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