

Bridges at Flatiron

231 E Flatiron Crossing Dr.
Broomfield, CO

Retail space for lease



Zach Albrecht, Broker Associate
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Bridges at Flatiron is the gateway property to the Flatiron Crossing/Interlocken area. This \$221M redevelopment adjacent to the Flatiron Mall transformed into a multiphase mixed-use redevelopment. This project encompasses retail, live work and repurposing an exciting municipal garage into a vibrant new public space for Broomfield. Currently under construction, phase one is over 325 units with multiple additional phases master-planned.

±4,612 SF

restaurant/catering plan with greasetrap & exhaust cut out

±2,000 SF

western facing patio potential with Flatiron views

monument signage

on Flatiron Crossing Drive, exposure to over 20K VPD

Join Flatiron Marketplace tenants



THE FLATIRON DISTRICT

The Flatiron District is the heart of Broomfield's shopping, entertainment and employment area.

There are over 3M SF of commercial projects in the district with 7.3M SF of planned developments happening in the city of Broomfield.

The district is also home to numerous global powerhouses, start-ups and homegrown companies such as Ball, Vail Resorts, Oracle, Webroom, Partners Group and Viega are leading the way in all sections of innovation. This is a high income trade area with an average household income of \$123,000 (2 Mile radius).



1,200+
Hotel rooms in the Flatiron District

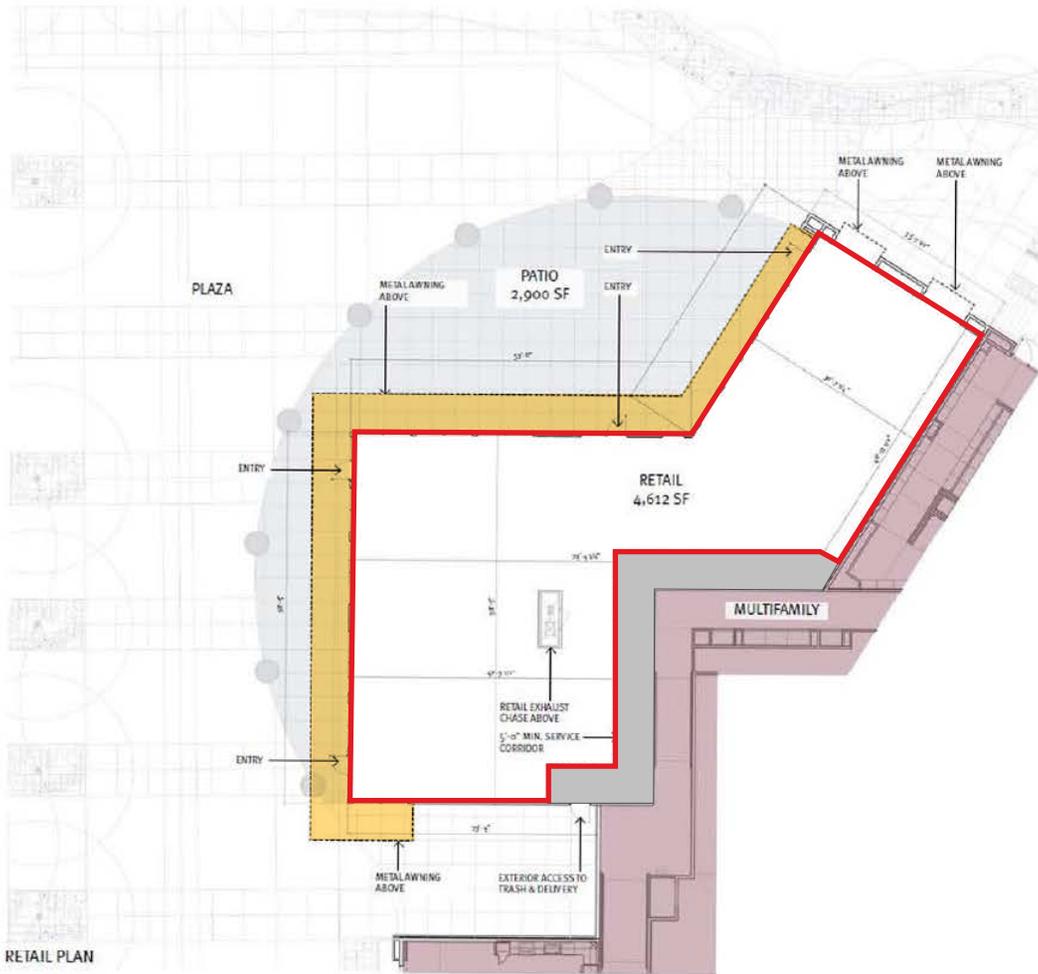
3M SF
Retail projects

4,700
Apartment units



50+
Annual events, over 6,000 seats

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±4,612 SF

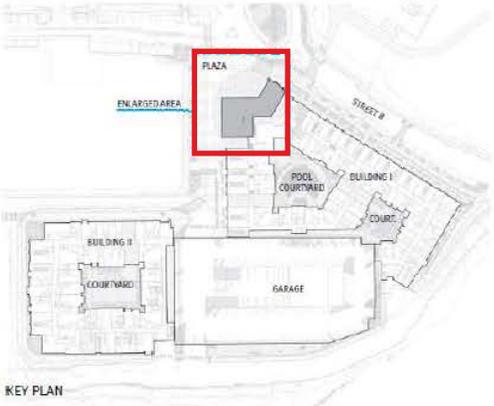
open floor plan for restaurant/catering with greasetrap in place and exhaust cutout

±2,000 SF

western facing patio potential with uninterrupted views of Flatiron Mountains

High Daytime Employment

Bridges at Flatiron is at the entrance to the Interlocken Business Park (8k employees)



- Common Area
- Available Restaurant/Catering
- Patio

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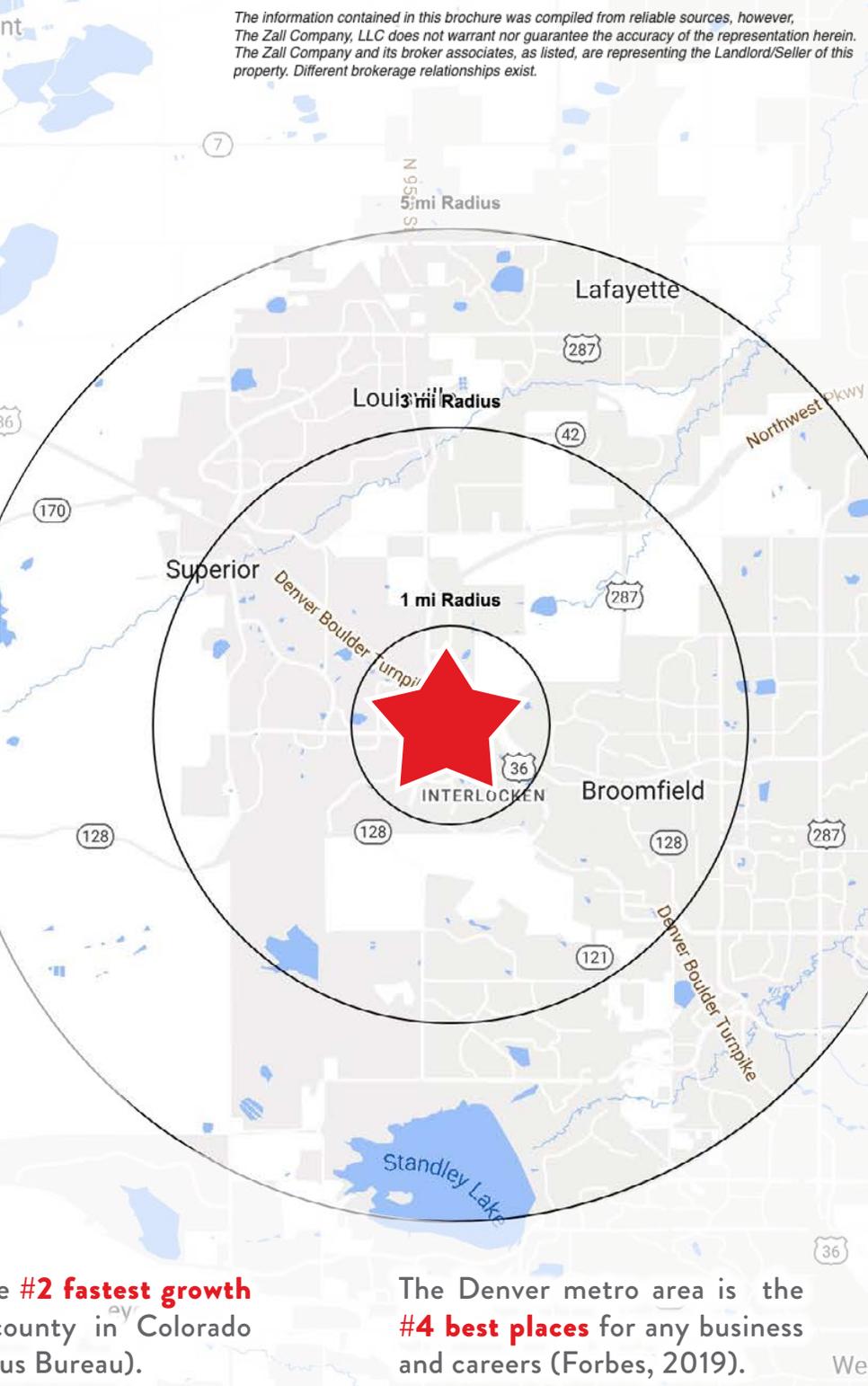
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	1 Mile	3 Mile	5 Mile
2021 Estimated Population	5,293	47,441	148,351
2026 Projected Population	6,548	51,750	157,825
Projected Annual Growth 2021 to 2026	4.7%	1.8%	1.3%
2021 Est. Median Age	31.9	35.4	37.0

	1 Mile	3 Mile	5 Mile
2021 Estimated Households	2,803	19,936	58,273
2026 Projected Households	3,225	21,703	62,799
Projected Annual Growth 2021 to 2026	3.0%	1.8%	1.6%

	1 Mile	3 Mile	5 Mile
2021 Est. Average Household Income	\$105,496	\$127,399	\$135,755
2021 Est. Total Employees	9,275	40,445	78,637
2021 Est. Total Businesses	511	3,353	7,799

	1 Mile	3 Mile	5 Mile
2021 Est. Total Household Expenditure	\$206.7 M	\$1.67 B	\$5.12 B
2021 Est. Apparel	\$7.37 M	\$60.03 M	\$184.55 M
2021 Est. Entertainment	\$11.64 M	\$96.34 M	\$297.22 M
2021 Est. Food, Beverages, Tobacco	\$31.72 M	\$250.92 M	\$769.71 M
2021 Est. Furnishings, Equipment	\$7.24 M	\$59.63 M	\$183.86 M
2021 Est. Health Care, Insurance	\$18.27 M	\$147.32 M	\$454.67 M
2021 Est. Household Operations, Shelter,	\$67.49 M	\$534.41 M	\$1.64 B



In the past 4 years, Broomfield added **113 firms** and **2,700 more jobs**. Broomfield is now home to 2,900 firms and 41,000 employees.

Broomfield is the **#2 fastest growth** of any metro county in Colorado (2019 U.S. Census Bureau).

The Denver metro area is the **#4 best places** for any business and careers (Forbes, 2019).

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

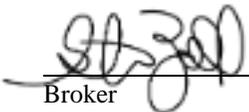
Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker