

Developer proposes offices condos in Broomfield

BROOMFIELD — A Denver-based development group put in an application to build a 37,390-square-foot office condominium project on Summit Boulevard, just north of the Lakeshore Athletic Club in Broomfield.

Flatirons Office Ventures is proposing the four-building project on the 3.6-acre property.

"We build these projects for small businesses so they can get smaller spaces, yet still own their space," said Russ Waterson, a partner in the project.

Available spaces will range from 1,192 square feet to 15,000 square feet. Introductory prices for some of the office condos are listed at \$212,000 to \$242,000.

Waterson said the units will be sold as core and shell, and then businesses can come in and build out their space. Dan Bartell with Denver-based Bartell & Co. Real Estate is handling the sales for the units.

Lone Tree-based Davis-Jones Architecture Inc. designed the project, and Flatiron Office Ventures will be the builder. Waterson said the partnership has completed two similar projects in Lone Tree.

The project in Broomfield is going through the city's concept review stage.

then use the existing core structure to create two residential buildings with a courtyard in between, plus underground parking.

The 1,000- to 3,500-square-foot units, including high-end finishes, range in price from \$500,000 to \$3 million, Bush said. Some of the units would be two-story brownstones lining the corner of 17th and Walnut streets.

As he did with the office rehab of 1215 Spruce St., Bush plans for the project to use a lot of green-building techniques. He said he will seek a LEED silver standard for the units — the U.S. Green Building Council's midrange sustainable building certification.



REAL ESTATE

David Lucas

If approved by the city, the project is expected to begin in July and be complete by July 2008. Lakewood-based Pinkard Construction will be the contractor, Denver-based Shears Adkins Architects and Boulder-based OZ Architects designed the exterior, and San Francisco-based Huntsman Architectural Group will design the interior.

Bush bought the building in February for about \$5.8 million.



COURTESY FLATIRON OFFICE VENTURES

This rendering shows what a proposed office condo project in Broomfield would look like on Summit Boulevard, just north of the Lakeshore Athletic Club. Office units from 1,192 square feet to 15,000 square feet will be available.