



REDTAIL RIDGE

# A place to explore

A STERLING BAY DEVELOPMENT  
BOULDER COUNTY, CO

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OVERVIEW

# Push the *boundaries* of future growth

Redtail Ridge is an all-new mixed-use mega development designed for purpose-built life sciences R&D, bio-manufacturing, office, and industrial facilities.

Located in an atmosphere of adventure and innovation near the bustling Boulder-Denver life sciences cluster, the development will flex and expand alongside a tenant's journey.

Redtail Ridge offers premium amenities tailored to your needs and expansive outdoor space open to all.



2.54 million RSF of *extraordinary space*





SITE PLAN

# A landscape of *innovation*

Build-to-suit opportunities

**LIFE SCIENCES DISTRICT WEST**

Total Life Sciences Building Area (SF)	294,695
Total Parking Stalls	825
Avg. Parking Ratio per 1K GSF	3

**GMP / INDUSTRIAL DISTRICT**

GMP Building Area (SF)	462,804
Industrial Building Area (SF)	612,400
Total District Building Area (SF)	1,075,204
Total Parking Stalls	2,220
Avg. Parking Ratio per 1K GSF	2.09

**LIFE SCIENCES DISTRICT EAST**

Total Life Sciences Building Area (SF)	177,375
Total Parking Stalls	492
Avg. Parking Ratio per 1K GSF	3

**R&D DISTRICT**

R&D Building Area (SF)	123,711
Total Parking Stalls	390
Avg. Parking Ratio per 1K GSF	3.3

**OFFICE DISTRICT**

Total Office Building Area (SF)	336,271
Total Parking Stalls	1,435
Avg. Parking Ratio per 1K GSF	4

**RETAIL / LIFE SCIENCES**

Retail Area (SF)	14,000
Life Sciences Building Area (SF)	111,646
Amenity Building Area (SF)	20,500
Total District Building Area (SF)	146,146
Total Parking Stalls	460
Avg. Parking Ratio per 1K GSF	3.48

**HOSPITAL**

Total Building Area (SF)	435,600
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**TOTAL SITE DEVELOPMENT**

<b>Total Building Area (SF)</b>	<b>2,589,002</b>
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AMENITIES

# Peak amenities *drive* connection

An amenity-rich environment combines workforce luxuries with outdoor adventures, embracing the welcoming, enterprising vibe synonymous with the Boulder County community.

**20K SF**

amenity center (gym, yoga spaces, lounge, conference center)

**150+**

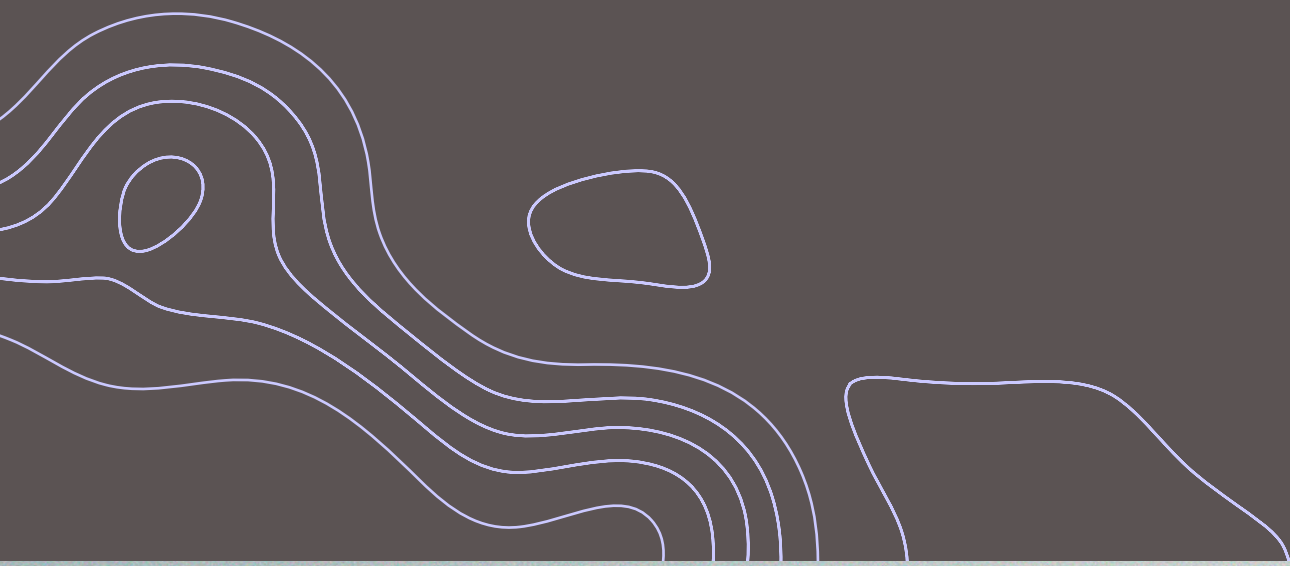
capacity  
conference space

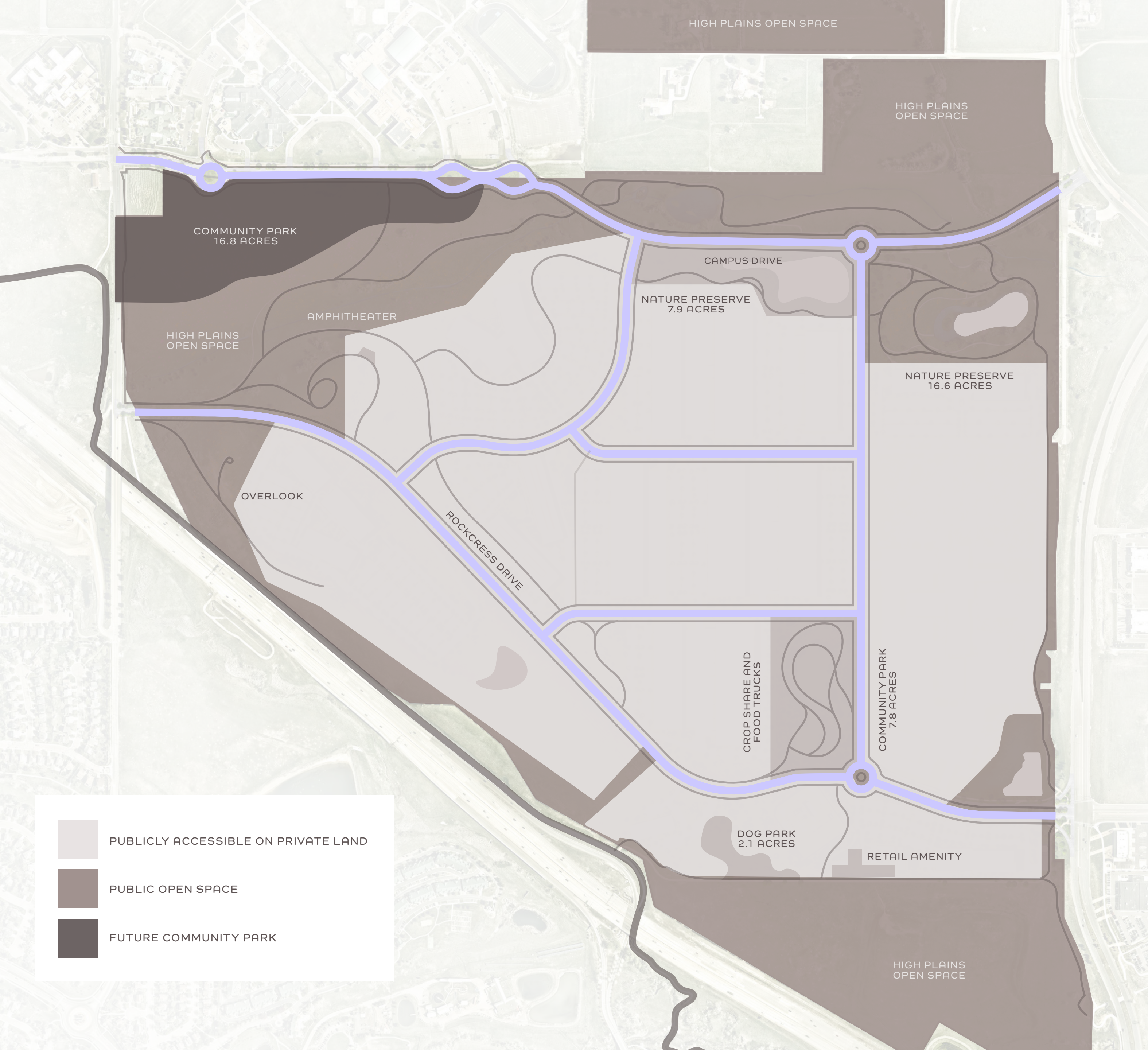
**20+**

miles of new trails, pedestrian paths, and bike lanes

**14K SF**

of retail space





AMENITIES

# Open space for *open minds*

Tenants and the community can explore 194+ acres of outdoor space in the High Plains.

Employees, neighbors, and travelers alike can find harmony in an urban enclave and its surrounding natural landscape.

-  Nature preserve
-  Dog park
-  Farmers market
-  Amphitheater
-  Food trucks
-  Overlook
-  Trails & parks
-  Pickleball courts

# *Elevate* Colorado's sustainable spirit

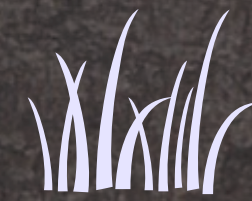
Redtail Ridge is a model of sustainability and preservation. Aligned with Louisville's Sustainability Action Plan, the campus leverages significant solar power installation and clean energy commitments.



CERTIFICATION



POLLINATOR  
HABITAT/DISTRICT



PRESERVATION  
OF HABITATS



SIGNIFICANT  
SOLAR POWER



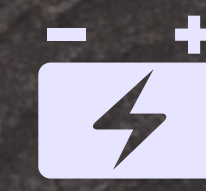
EV CHARGING



WATER  
EFFICIENCY

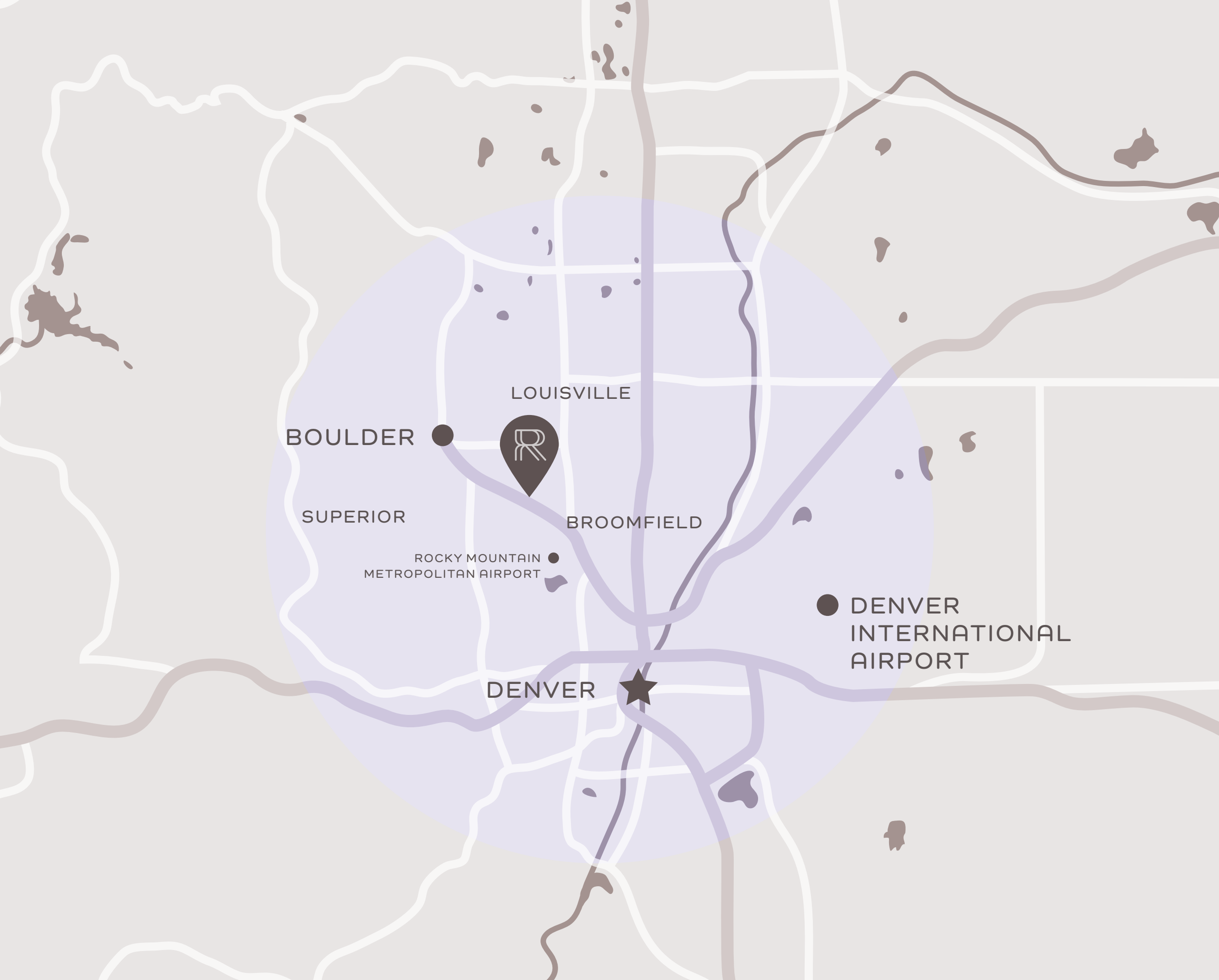


LEED CERTIFICATION



ADVANCED ENERGY  
METERING





<b>10</b> min. drive to Boulder	<b>13</b> min. drive to University of Boulder	<b>25</b> min. drive to Denver	<b>28</b> min. drive to Denver International Airport (DEN)	<b>13</b> min. drive to Rocky Mountain Metropolitan Airport (BJC)
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LOCATION

# This is where *you* want to be

Built along Highway 36 in Boulder County, Redtail Ridge is near a major U.S. life sciences hub and center of intellectual capital.

TOP-TIER ACADEMIC INSTITUTIONS



PROMINENT NEARBY COMPANIES



LOCATION

# Discover the *pinnacle* of talent

Bolstered by a unique geographical location, proximity to industry-leading companies, and specialty degrees from acclaimed academic institutions, Boulder is the place for ambitious, adventurous top-tier talent.

## #1

on Bloomberg Brain Concentration Index\* since 2016

\*Measures business formation, employment, and education in science, technology, engineering, and mathematics

## 35%

increase in pool of qualified workers in life sciences over the past 5 years

CBRE

## #1

concentration of bioengineers and biomedical engineers in the U.S.

BLS, 2023

## #3

most-educated population in the U.S.

WalletHub, 2023

## 1 in 5

members of Boulder population has a degree in STEM

Bloomberg Brain Concentration Index

## 50%

of population within one mile of the site has a bachelor's degree



LOCATION

# Inside the *dynamic* atmosphere

Redtail Ridge is situated amongst many options for retail, hospitality, residential, recreation, and transportation.

## 1 SUPERIOR MARKETPLACE - 6 MIN. DRIVE

- Costco
- Whole Foods
- Target
- RH Outlet
- EVgo Charging
- Blue Federal Credit Union
- UPS
- Amazon Locker Hub
- Wayne's Smoke Shack
- Santiago's Mexican
- Panera Bread
- Starbucks

## 2 DOWNTOWN LOUISVILLE - 5 MIN. DRIVE

- Louisville Farmers Market
- First Interstate Bank ATM
- Gravity Brewing
- Crystal Springs Brewing Co
- Sweet Cow
- 740 Front
- Rocky Mountain Tap & Garden
- Verde Mexican
- Lulu's BBQ
- Bittersweet Café & Confections
- Giovannitti Coffee Roasters
- Waterloo

## 3 COAL CREEK GOLF COURSE - 3 MIN. DRIVE

## 4 HOMES / RETAIL / HOTELS - 1 MIN. DRIVE

- 1,500+ apartments/townhomes
- Hyatt House Boulder/Broomfield
- Holiday Inn Express & Suites Denver Northwest

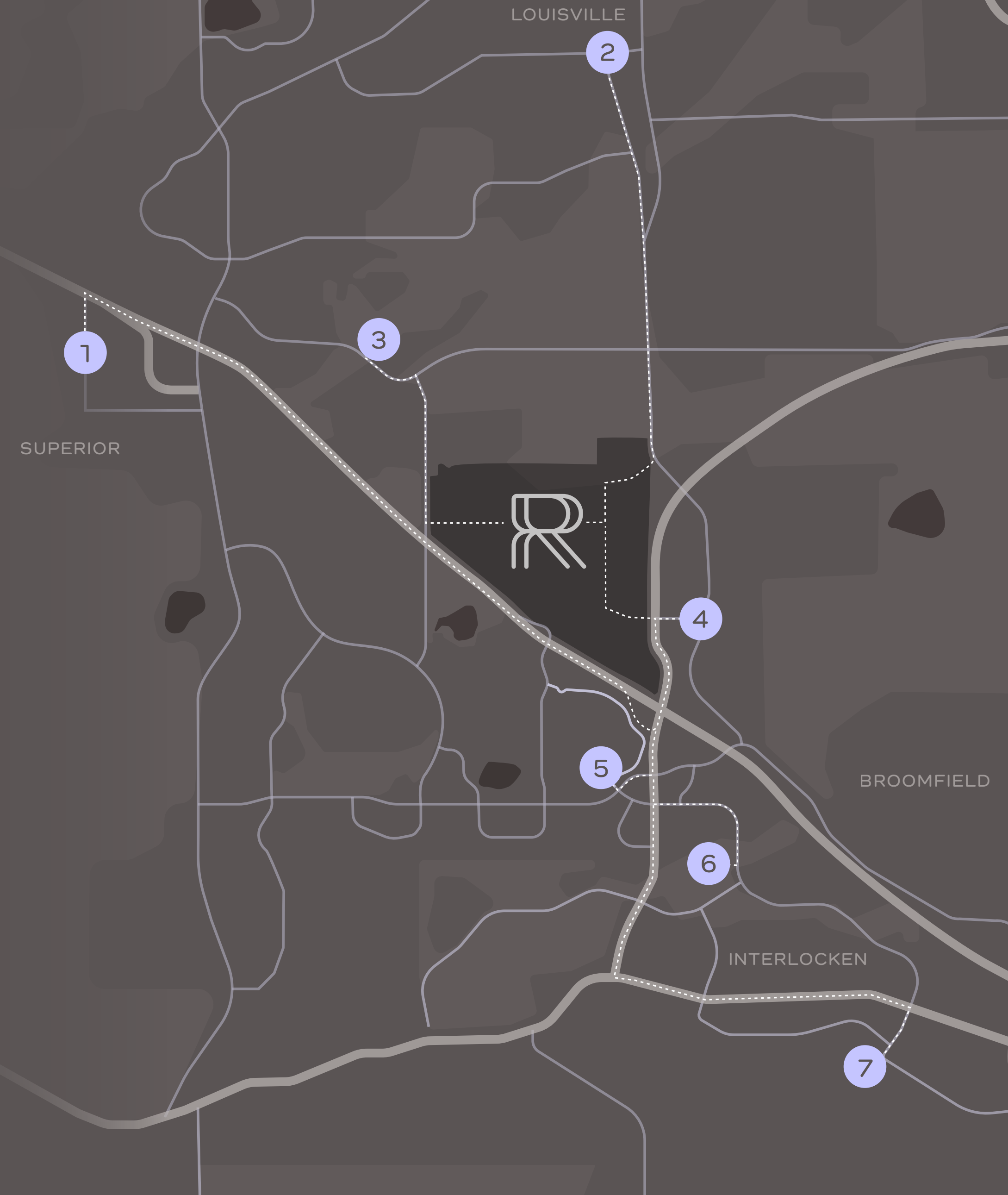
## 5 FLATIRON CROSSING MALL - 3 MIN. DRIVE

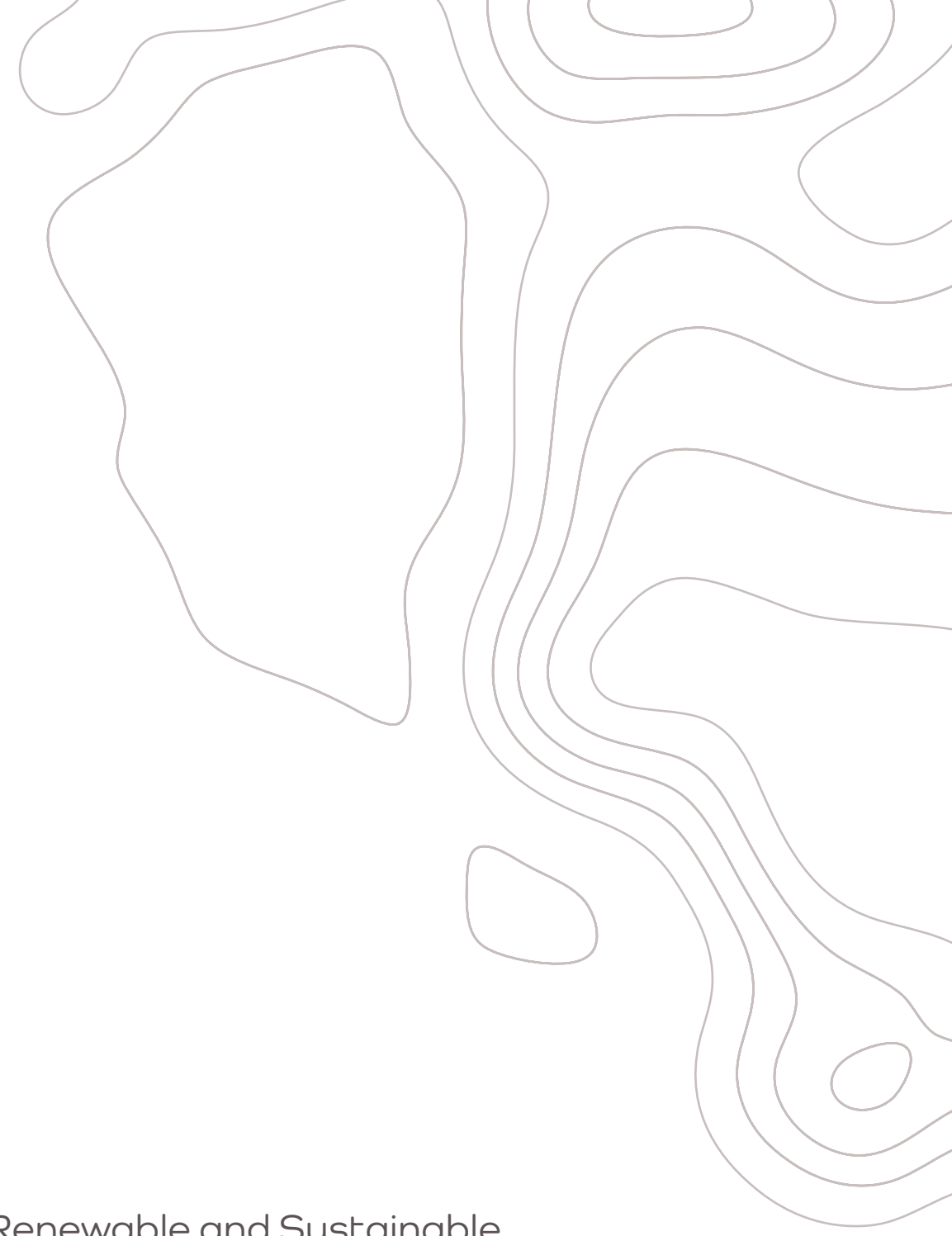
- Restaurants
- Retail
- Movies

## 6 INTERLOCKEN - 5 MIN. DRIVE

- Interlocken Golf Course
- Courtyard Boulder Broomfield
- Omni Interlocken Hotel

## 7 ROCKY MOUNTAIN METROPOLITAN AIRPORT - 7 MIN. DRIVE





## LOCATION

# *An ecosystem of education and impact*

The University of Colorado Boulder is a powerhouse of researchers, innovators, and next-generation talent accelerating and shaping the future.

## Notable research centers & partnerships

- Institute of Cognitive Science
- Laboratory for Atmospheric and Space Physics
- Renée Crown Wellness Institute
- Renewable and Sustainable Energy Institute
- Venture Partners

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## 2023 Venture Partners achievements

- \$504M capital raised by portfolio companies
- 162 breakthrough technologies created
- 10 new startups created
- #5 in startup production among U.S. universities
- 68 license and option agreements
- 79 NSF I-Corps teams trained

## FUNDING

# Positioned to *rise* to the moment

With funding enabling powerful growth across industries,  
Colorado is becoming a national leader in commercialization.

**44** startups in the last 3 years

**\$1.47B** raised in 2023

**\$560.9M** federal funding

**\$402.8M** private funding

**\$5.2B** economic impact in Colorado

SOURCE: COLORADO BIOSCIENCE ASSOCIATION



PORTFOLIO

# Sterling Bay *redefines* what's possible

We are a vertically integrated developer owner-operator bringing an innovative approach to placemaking in the markets and buildings we create. With an intense focus on geographic selection, we dream up buildings that reflect our customers' culture and brand.

## Current portfolio

**70** properties acquired

**\$20B** assets under management and in development pipeline

**8.3M** square feet owned/managed

We develop for today's biggest brands





PORTFOLIO

# Setting a new *life sciences* standard

We target top 10 life sciences nodes with leading research hospitals, universities, and NIH funding and apply our unique vision in real estate to create cutting-edge spaces, exceptional design, and market-defining amenities and experiences.

## Our approach

### NEW CONSTRUCTION

Pre-entitlement through ground-up development within compatible or amendable zoning

### ADAPTIVE REUSE

Life sciences conversion opportunities with in-place infrastructure or ability to add life sciences enabling systems

### CORE PLUS

Existing life sciences buildings with below-market rents and/or near-term rollover with market-to-market opportunities

## Leadership



**DR. JAMES GILLESPIE**  
Managing Director,  
Life Sciences & Technology,  
Sterling Bay

PROJECT TEAM

# Our team

## Sterling Bay

Sterling Bay is a national real estate investment and development company with experience in life sciences developments, creative office spaces, and beyond. The firm maintains a \$5 billion portfolio.

[sterlingbay.com](http://sterlingbay.com)

## CBRE

Operating across every dimension of commercial real estate, CBRE sees more so you can do more.

[cbre.com](http://cbre.com)



CONTACT

# Be part of something *incredible*

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to continue the conversation.