



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 a mixed-use mega campus designed for purpose-built life sciences R&D, bio-manufacturing, office, retail and industrial facilities.

Located in an atmosphere of adventure and innovation near the Boulder-Denver life sciences cluster, the development fosters boundless possibilities for a user's growth.

Redtail Ridge offers premium amenities, publicly accessible open space, and will be the future neighbor of a renowned hospital system.



2.15 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

TOTAL SITE DEVELOPMENT

Total Building Area (SF)	2,153,402
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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+

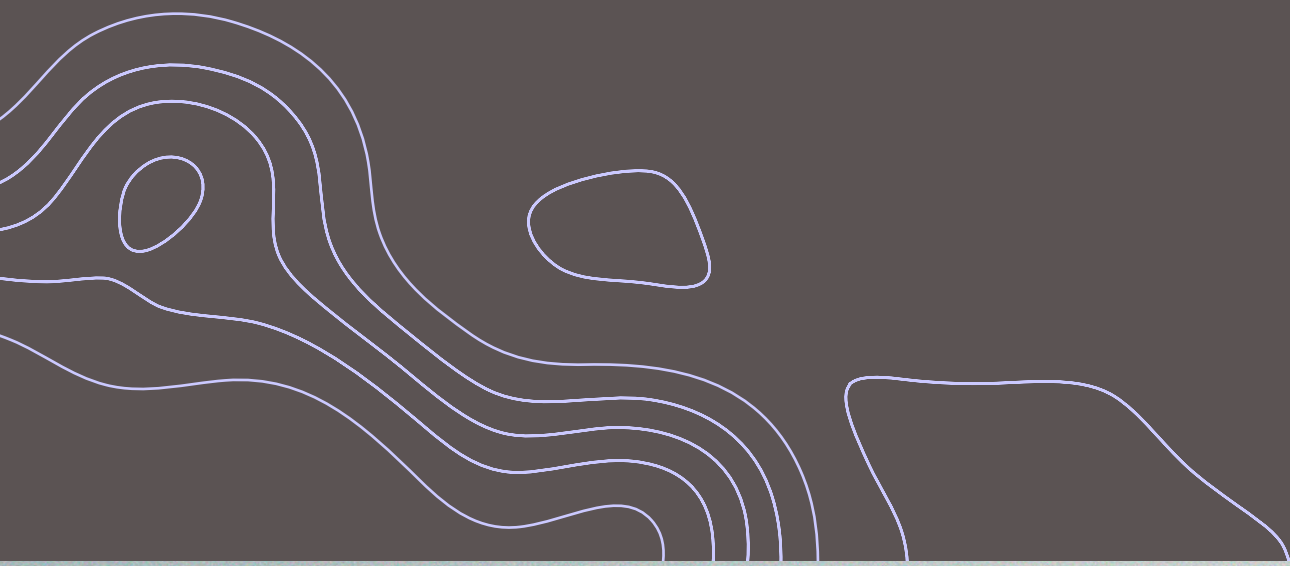
capacity
conference space

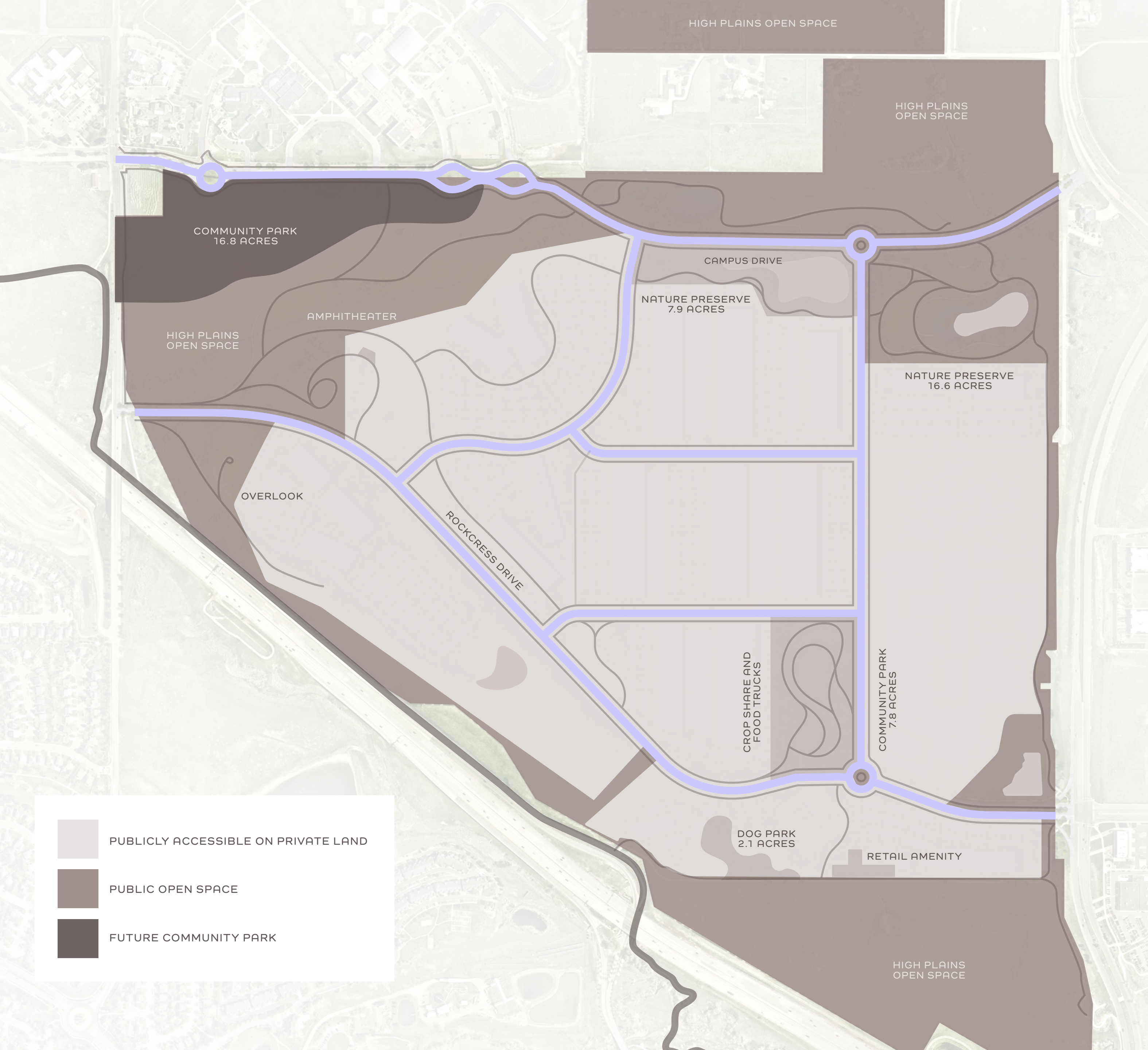
20+

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

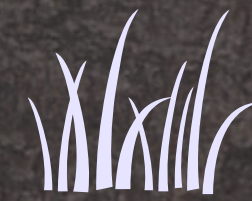
Redtail Ridge is a model of sustainability and preservation. Aligned with Louisville's Sustainability Action Plan, the campus attributes significant solar power installation and clean energy commitments.



CERTIFICATION



POLLINATOR
HABITAT/DISTRICT



PRESERVATION
OF HABITATS



SIGNIFICANT
SOLAR POWER



EV CHARGING



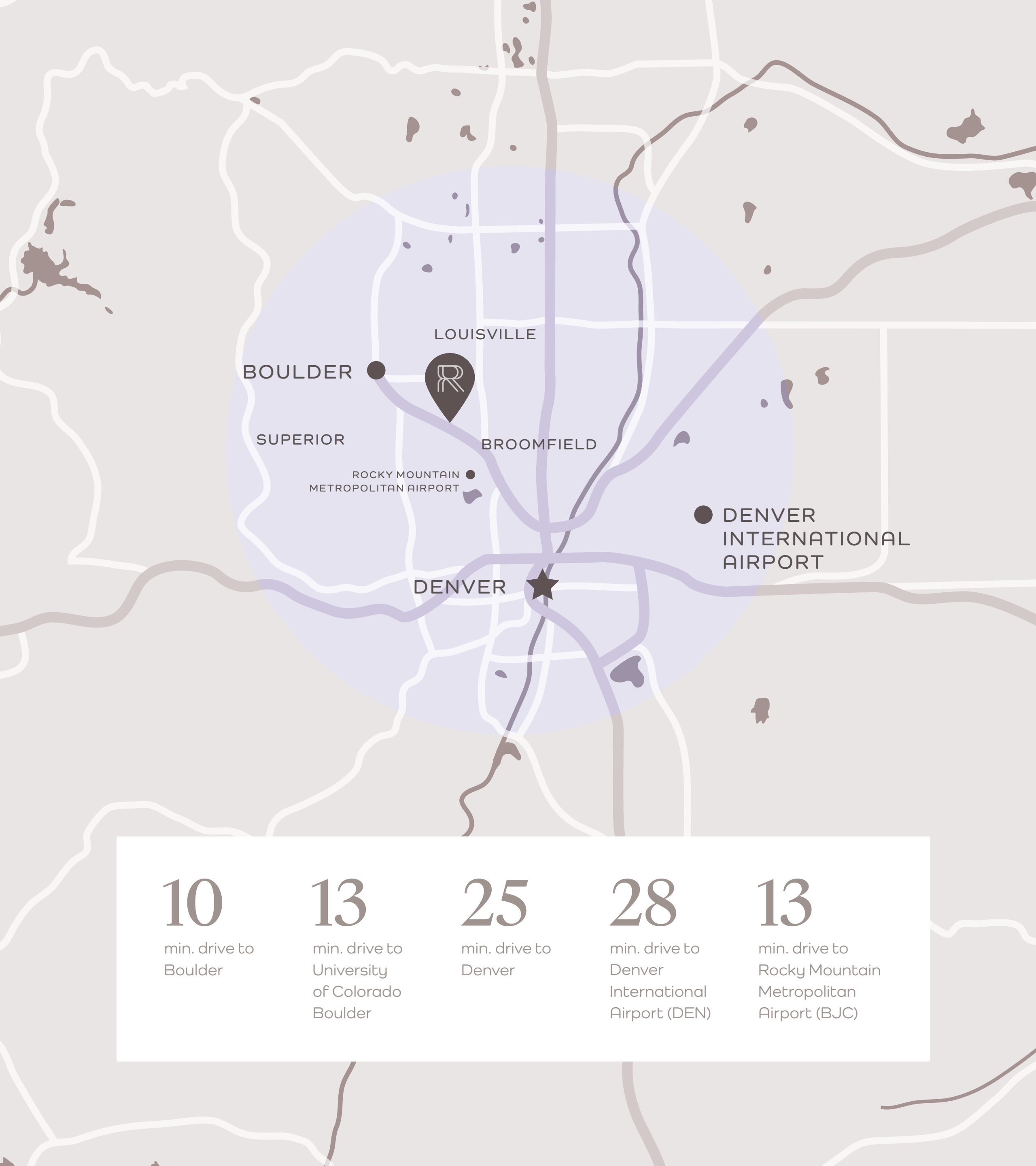
WATER
EFFICIENCY



LEED CERTIFICATION



ADVANCED ENERGY
METERING



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



Medtronic



horizon

10

min. drive to Boulder

13

min. drive to University of Colorado Boulder

25

min. drive to Denver

28

min. drive to Denver International Airport (DEN)

13

min. drive to Rocky Mountain Metropolitan Airport (BJC)

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

The site is ideally situated near retail, hospitality, recreation, transportation, and more.

1A PROMINENT NEARBY COMPANIES - 20 MIN. DRIVE



1B PROMINENT NEARBY COMPANIES - 8 MIN. DRIVE



1C PROMINENT NEARBY COMPANIES - 6 MIN. DRIVE



2 SUPERIOR MARKETPLACE - 6 MIN. DRIVE

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

3 DOWNTOWN LOUISVILLE - 5 MIN. DRIVE

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

4 COAL CREEK GOLF COURSE - 3 MIN. DRIVE

5 HOMES / RETAIL / HOTELS - 1 MIN. DRIVE

- | | |
|---------------------------------|--|
| 1,500+ Apartments / Townhomes | Smokin' Oak Wood-Fired Pizza and Taproom |
| Hyatt House Boulder/ Broomfield | Starbucks |

6 FLATIRON CROSSING MALL - 3 MIN. DRIVE

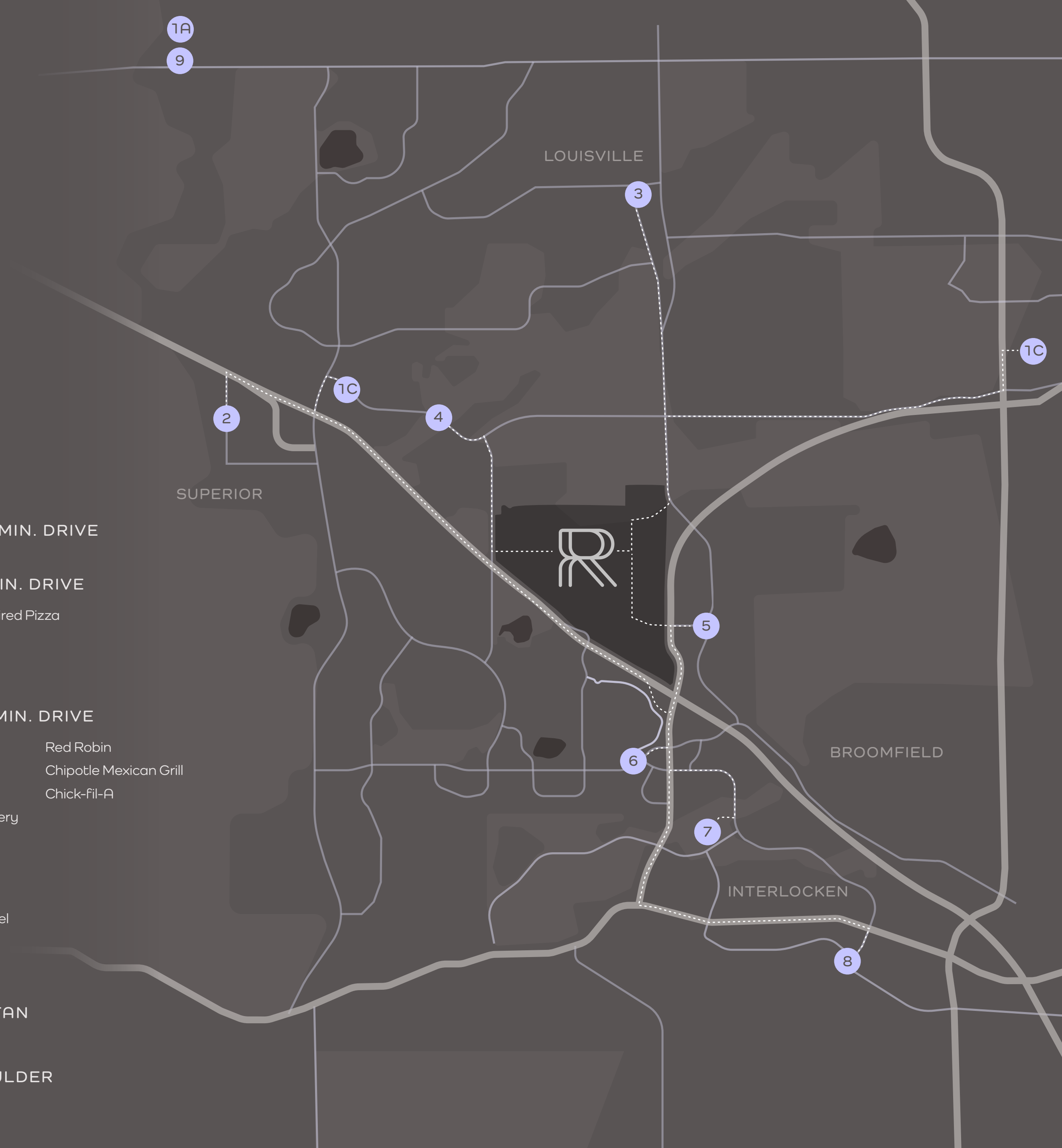
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|-----------------------|------------------------|------------------------|
| AMC Theatres | Crate & Barrel | Red Robin |
| Apple | Pottery Barn | Chipotle Mexican Grill |
| DICK'S Sporting Goods | Williams Sonoma | Chick-fil-A |
| Macy's | Gordon Biersch Brewery | |
| Lululemon | P.F. Chang's | |

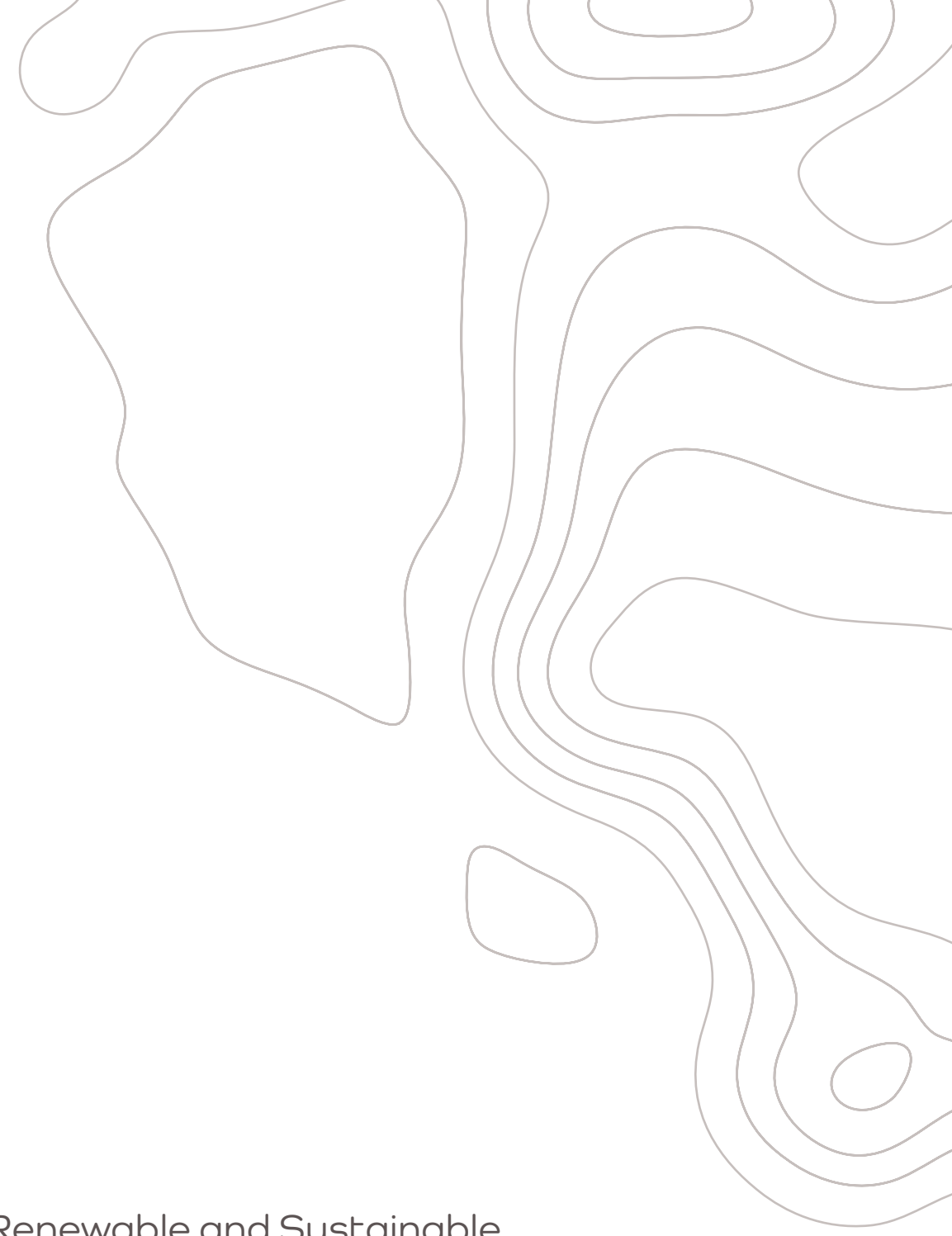
7 INTERLOCKEN - 5 MIN. DRIVE

- | | |
|------------------------------|------------------------------------|
| Interlocken Golf Course | Omni Interlocken Hotel |
| Courtyard Boulder Broomfield | Renaissance Boulder Flatiron Hotel |

8 ROCKY MOUNTAIN METROPOLITAN AIRPORT - 7 MIN. DRIVE

9 UNIVERSITY OF COLORADO BOULDER





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

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

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

CBRE

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

cbre.com

CONTACT

Be part of something *incredible*

Rodney Richerson

richerson@sterlingbay.com

Evan Pesonen

epesonen@sterlingbay.com

Contact leasing@sterlingbay.com
to continue the conversation.

David Saad

david.saad@cbre.com

Erik Abrahamson

erik.abrahamson@cbre.com

Jeremy Kroner

jeremy.kroner@cbre.com