
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 build-to-suit opportunities, offering flexible development solutions tailored to the needs of individual tenants.

Located in an atmosphere of adventure and innovation, 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*

Custom development opportunities

DISTRICT A

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

DISTRICT B

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

DISTRICT C

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

DISTRICT D

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

DISTRICT E

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

DISTRICT F

Building One Area (SF)	14,000
Building Two Area (SF)	111,646
Building Three Area (SF)	20,500
Total 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**

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)

20+
miles of new trails, pedestrian paths, and bike lanes

150+
capacity conference space

14K SF
of retail space





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

SUSTAINABILITY

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.

fitwel® CERTIFICATION

POLLINATOR HABITAT/DISTRICT

PRESERVATION OF HABITATS

SIGNIFICANT SOLAR POWER

EV CHARGING

WATER EFFICIENCY

LEED CERTIFICATION

ADVANCED ENERGY METERING



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

This is where *you want to be*

Built along Highway 36 in Boulder County, Redtail Ridge is near a major center of intellectual capital.

TOP-TIER ACADEMIC INSTITUTIONS

University of Colorado Boulder

COLORADO STATE UNIVERSITY

UNIVERSITY of DENVER

PROMINENT NEARBY COMPANIES

Google

Medtronic

novo nordisk

Lilly

Agilent

Ball

BAE SYSTEMS

ORACLE

LOCKHEED MARTIN

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

65.4%

of adults age 25+ hold a bachelor's degree or higher - nearly triple the national average of 23.5%

Source: Boulder Economic Council

30%

of residents hold a graduate or doctoral degree

Source: U.S. Census Bureau

#3

state in the nation for high-tech worker concentration

Source: Colorado Chamber of Commerce

27%

of Boulder-area employment is concentrated in STEM-driven industries

Source: CBRE



LOCATION

Inside the *dynamic* atmosphere

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



1 SUPERIOR MARKETPLACE - 6 MIN. DRIVE

- Costco
- Whole Foods
- Target
- Restoration Hardware 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
- The Waterloo

3 COAL CREEK GOLF COURSE - 3 MIN. DRIVE

4 HOMES / RETAIL / HOTELS - 1 MIN. DRIVE

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

5 FLATIRON CROSSING MALL - 3 MIN. DRIVE

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

6 INTERLOCKEN - 5 MIN. DRIVE

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

7 ROCKY MOUNTAIN METROPOLITAN AIRPORT - 7 MIN. DRIVE

8 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.

2023-2025 Venture Partners achievements

- $426M capital raised by portfolio companies
- 1,484+ inventions disclosed (since 2014)
- 36 new startups created
- #1 in startup production among U.S. universities
- 94 license and option agreements
- 63 NSF I-Corps teams trained

SOURCE: UNIVERSITY OF COLORADO BOULDER, VENTURE PARTNERS

FUNDING

Positioned to *rise* to the moment

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

2,692

active, tracked tech startups and scale-ups headquartered in Colorado

SOURCE: DEALROOM.CO

$7.46B

raised in private venture capital funding

SOURCE: INNOSPHERE, COLORADO VENTURE CAPITAL REPORT 2025

$15B

in federal funding

SOURCE: URBAN INSTITUTE

$5.2B

in local economic impact driven by university research commercialization in Colorado over a five-year cycle

SOURCE: UNIVERSITY OF COLORADO BOULDER, VENTURE PARTNERS



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

30+ properties acquired

$5B in total project capitalization

10M+ square feet owned/managed

We develop for today's biggest brands



OFFICE
LIFE SCIENCES
RESIDENTIAL
RETAIL
INDUSTRIAL
MASTER PLANNING

DEVELOPER AND LEASING

Our team

Sterling Bay

Sterling Bay is a design- and hospitality-driven real estate company that boldly transforms spaces, industries and communities across the country, sparking growth and opportunity at every turn. We build strategic relationships with leading institutions to create innovative, collaborative environments that deliver superior financial performance across our core areas of expertise: office, life sciences, residential, retail, industrial and master planning. Sterling Bay's team of over 50 professionals manages a portfolio exceeding 10 million square feet and oversees a national development pipeline with more than $5 billion in project capitalization.

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*

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