



STUDENT HOUSING REDEVELOPMENT OPPORTUNITY NEAR CU

2865 BASELINE ROAD
BOULDER, CO 80303

PROPERTY HIGHLIGHTS

A unique opportunity for sale and lease on one of the most visited intersections in the City of Boulder, directly across the street from the University of Colorado. The property is located on the Northeast corner of Baseline Road and 28th Street, which is the primary route into Boulder. High visibility and traffic counts, easy access, large parking area, views of the Flatirons, and located directly adjacent to a pedestrian/bike path with direct access to the University. The nearly one-acre parcel is primed for student housing redevelopment due to the zoning and walking distance to the University. The existing building is available for lease on a short-term basis before redevelopment. It is currently set up as a single-tenant office space, which includes a large open office area with 6 private offices. Baseline Shopping Center, Starbucks, Sprouts Market, numerous hotels, restaurants, university housing, and retail businesses are in the immediate vicinity. If you are interested in purchasing the site, please reach out for our Proposal Guidelines and additional information on the sale process.

Building Size	6,391 RSF
Site Size	41,295 SF (.948 Acres)
Sale Price	Negotiable
Lease Rate	\$19.95/RSF NNN
Expenses (Est.)	\$13.18/RSF
Zoning	Business Transitional-1 (BT-1)

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

CONTACT US

Layne McBride
Broker Associate
303.449.2131 ext 134
mcbride@coloradogroup.com

W. Scott Reichenberg
President/Principal
Broker Associate
303.449.2131 ext 130
scott@coloradogroup.com

Neil Littmann
Principal/Broker Associate
303.449.2131 ext 132
neil@coloradogroup.com



The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

UNIQUE STUDENT HOUSING REDEVELOPMENT **Colorado Group**

2865 BASELINE ROAD, BOULDER, CO 80303

Colorado Group

PROPERTY **PHOTOS**



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.

UNIQUE STUDENT HOUSING REDEVELOPMENT **Colorado Group**

2865 BASELINE ROAD, BOULDER, CO 80303

PROPERTY **PHOTOS**



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.

UNIQUE STUDENT HOUSING REDEVELOPMENT **Colorado Group**

2865 BASELINE ROAD, BOULDER, CO 80303

PROPERTY FLOOR PLAN



PROPERTY LOCATION

