



2905 & 2935 Baseline Road

Boulder, CO

Prime Development Site for Sale

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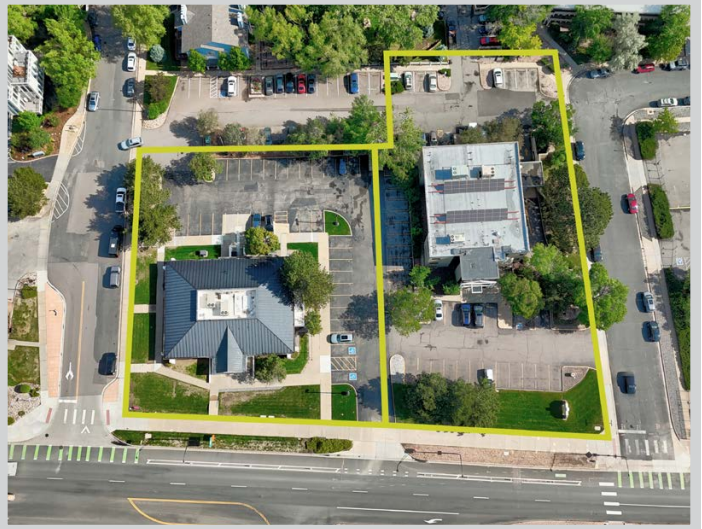
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[View Map](#)

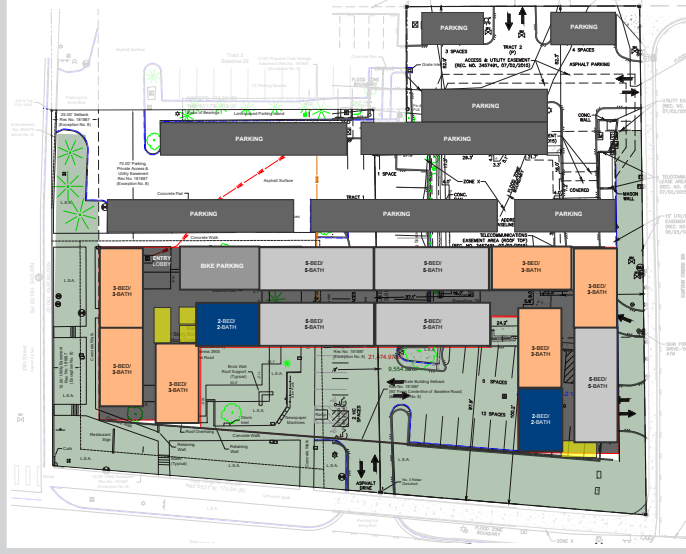
Price	\$12,400,000
2905 Baseline	34,326 sq. ft. (0.79 Acres)
2935 Baseline	40,576 sq. ft. (0.93 Acres)
Total	74,902 sq. ft. (1.72 Acres)

- Premier Development Site Adjacent the University of Colorado Boulder Campus, Strategically Positioned to Capture Immediate Demand from Dense University Population
- Irreplaceable Infill Assemblage in High-Barrier-to-Entry Market, Providing Scale Needed for Major Project
- Zoning [BT-1 \(Business-Transitional 1\)](#) Supports High-Density Multifamily & Mixed-Use Development
- Concept Plan Feasibility Study for 66 Units (246 Beds), 87,725 Net Sq. Ft. / 104,625 Gross Sq. Ft. & 66 Parking Spaces
- High Visibility Location at US 36 & Baseline Rd, the Gateway Intersection to Boulder Featuring Heavy Traffic Counts, Prominent Signage & Immediate Highway Access
- Existing Improvements Include 4,990 Sq. Ft. Retail Building & 14,397 Sq. Ft. Office Building, Offering Covered-Land Income through Entitlements

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CONCEPT PLAN - LEVEL 1



CONCEPT PLAN UNIT SUMMARY

2905 Baseline = 34,326 SF
 2935 baseline = 40,576 SF
 Total = 74,902

FAR @ 1.0 = 74,902 SF
 FAR @ 1.4 = 104,862 SF

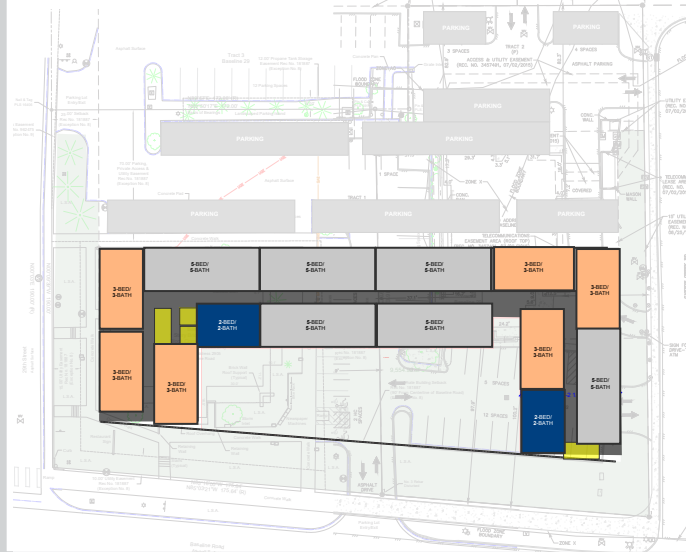
Open Space Required = 22,470 SF (@30%)
 Open Space Provided = 26,000 SF (approx)

Parking Provided = 66 (approx)

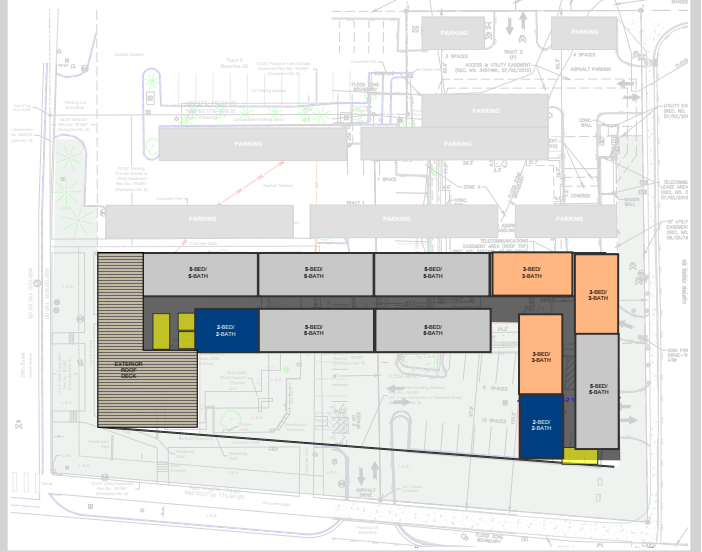
	UNIT SUMMARY			Total
	2-BD / 2-BA	3-BD / 3-BA	5-BD / 5-BA	
Level 5	2	3	6	11
Level 4	2	6	6	14
Level 3	2	6	6	14
Level 2	2	6	6	14
Level 1	2	6	5	13
	10	27	29	66
Area (SF)	9,500	30,375	47,850	87,725
Beds	20	81	145	246
Baths	20	81	145	246

BUILDING AREA
Area (GSF)
18,225
21,600
21,600
21,600
21,600
21,600
104,625
84%

CONCEPT PLAN - LEVELS 2-4



CONCEPT PLAN - LEVEL 5



SURVEY CONTROL DIAGRAM

