

2995 Baseline
Boulder, CO

BrickHouse Professional Building

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Building Size	25,554 sq. ft.
Site Size	1.06 Acres (46,327 sq. ft.)
Sale Price	\$9,900,000

- 3-Story Mid-Century Medical & Professional Office Building
- Prime Candidate for Residential Multifamily or Student Housing Conversion
- Ideal for Owner-User Medical or Professional Office with Short-Term Leases
- Area Market Proforma Rents \$21.00 / Sq. Ft. NNN for Proforma NOI \$536,634
- Existing Building Support for Up to 18 Dwelling Units & 66 Bedrooms with Buildable Site Able to Support Up to 26 Total Dwelling Units with Parking Reduction
- Across from Williams Village at CU Boulder, 3 Blocks to Main Campus
- At the Intersection of Baseline Rd, 30th St & Canyon Creek Rd, All with Direct Access to the Property, Close to US 36 & on Bus Route
- Parking: 84 Spaces (3.23/1,000 Sq Ft) including 2-Story Post-Stressed Parking Structure with 29 Covered Spaces
- Recent Capital Improvements including Elevator Renewal, Refurbished Parking Structure, New Boilers, HVAC Upgrades, Landscaping, Common Area & Suite Improvements & More

[Property Info & Gallery](#)

[View Map](#)

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

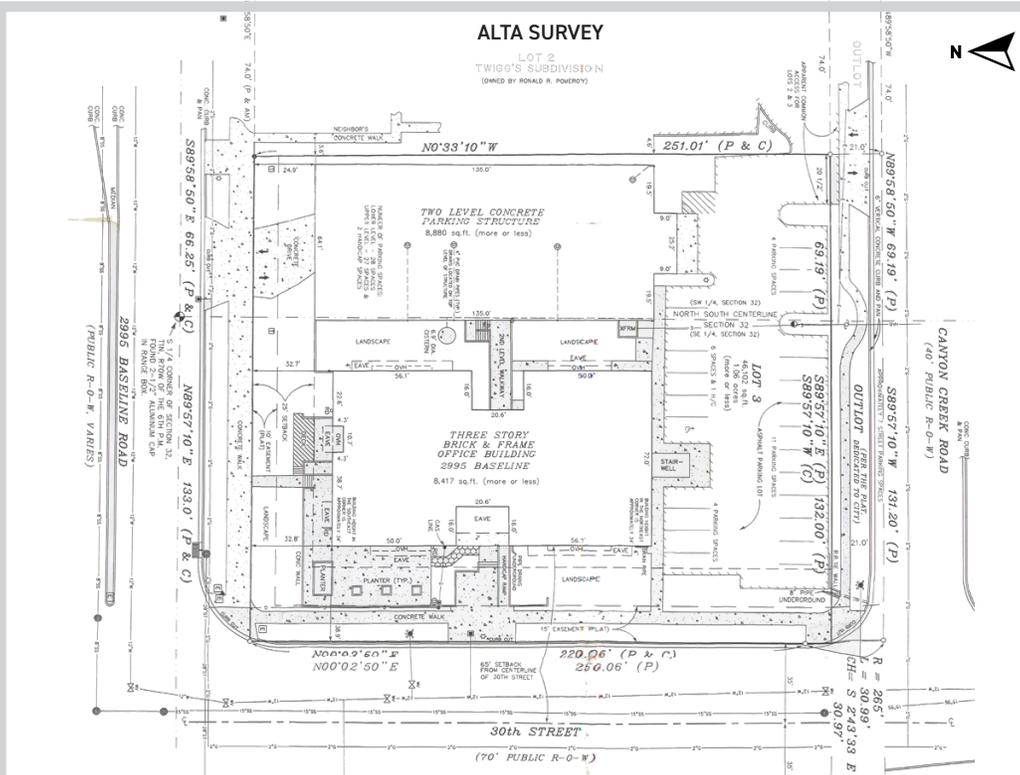
IDYLIC OPPORTUNITY IN CENTRAL BOULDER

Brickhouse Professional Building is perfectly located adjacent CU Campus, top retailers, residential projects, and surrounded by top employment talent from a provenance of high-tech, life sciences, aerospace, medical and professional companies.



NEIGHBORHOOD AMENITIES

- University of Colorado
- US 36
- Baseline Road
- 30th Street
- Williams Village
- Sprouts
- and Many Others



BUILDING FEATURES

Central Location



Ample Parking



Close to CU

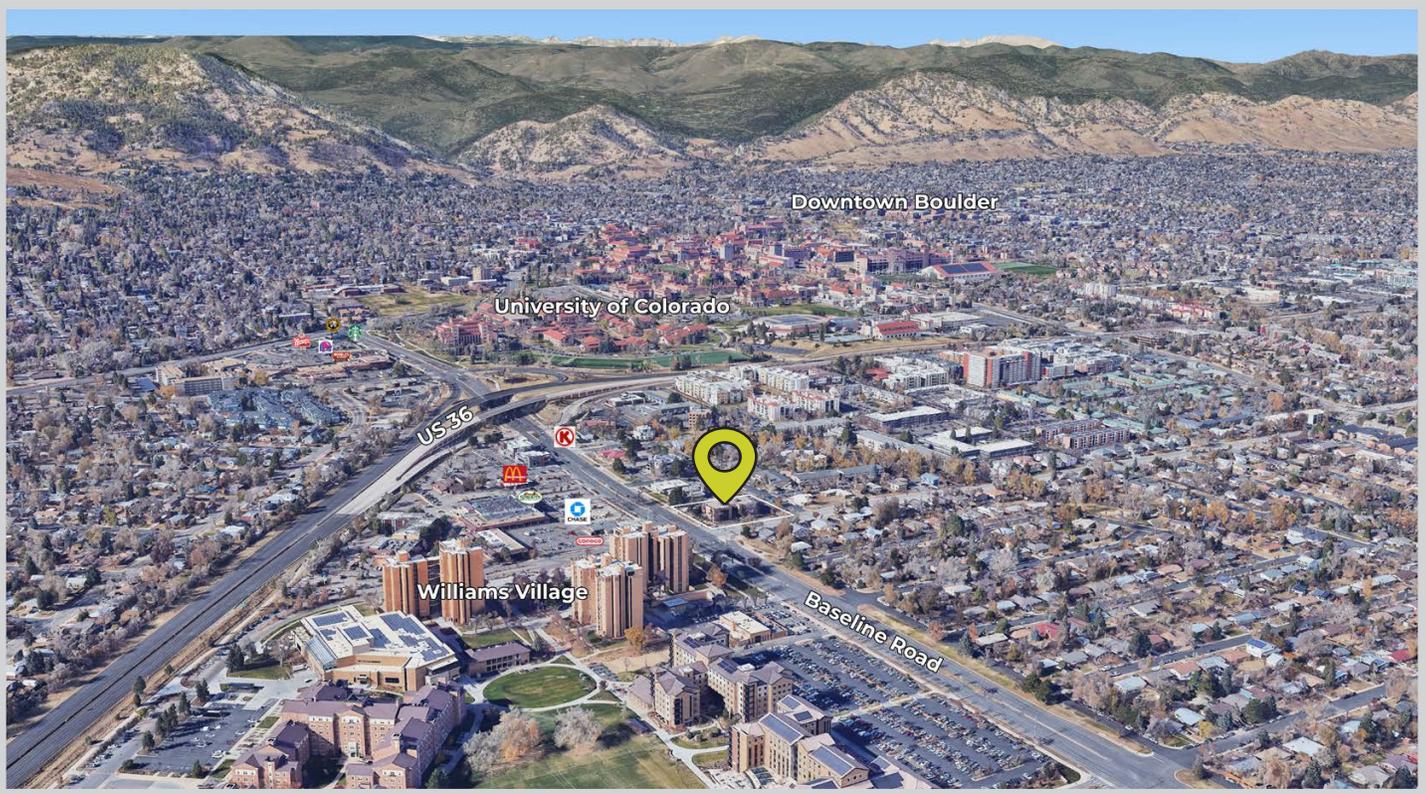


Outdoor Spaces



Mountain Views





Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2995 Baseline Rd, Boulder, CO 80303

POPULATION

91,414

AVG. HHSIZE

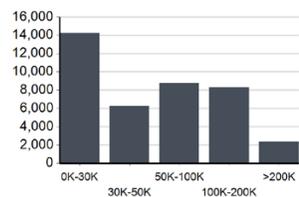
2.23

HOME OWNERSHIP

Renters: **22,415**

Owners: **16,573**

INCOME BY HOUSEHOLD



Source: Catalyst Research

EDUCATION

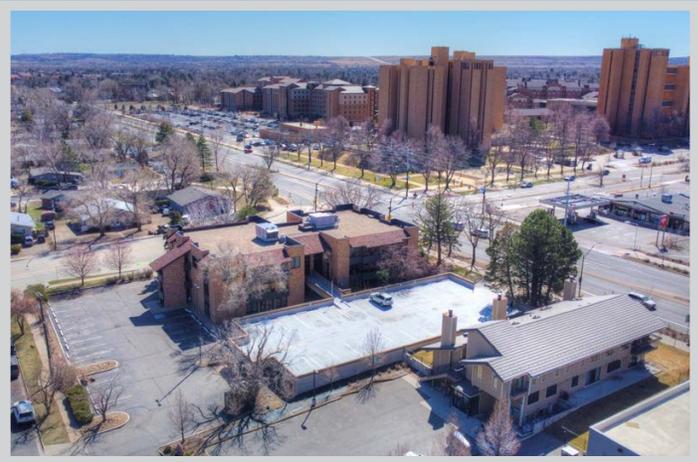
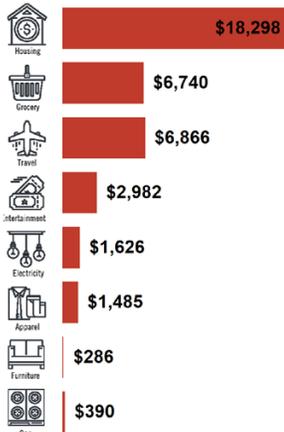
High School Grad: **8.76 %**

Some College: **15.64 %**

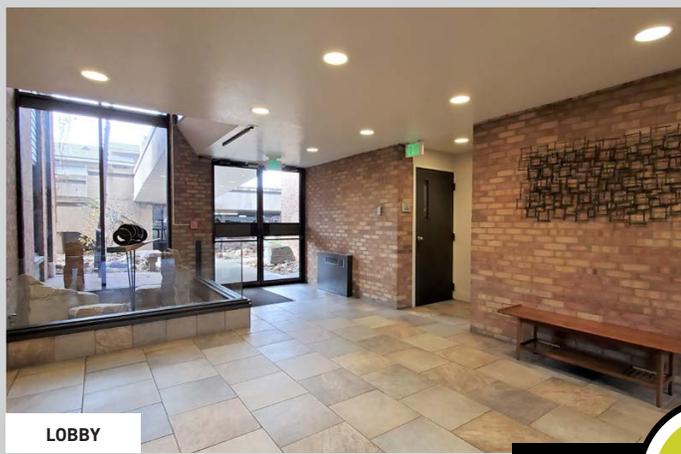
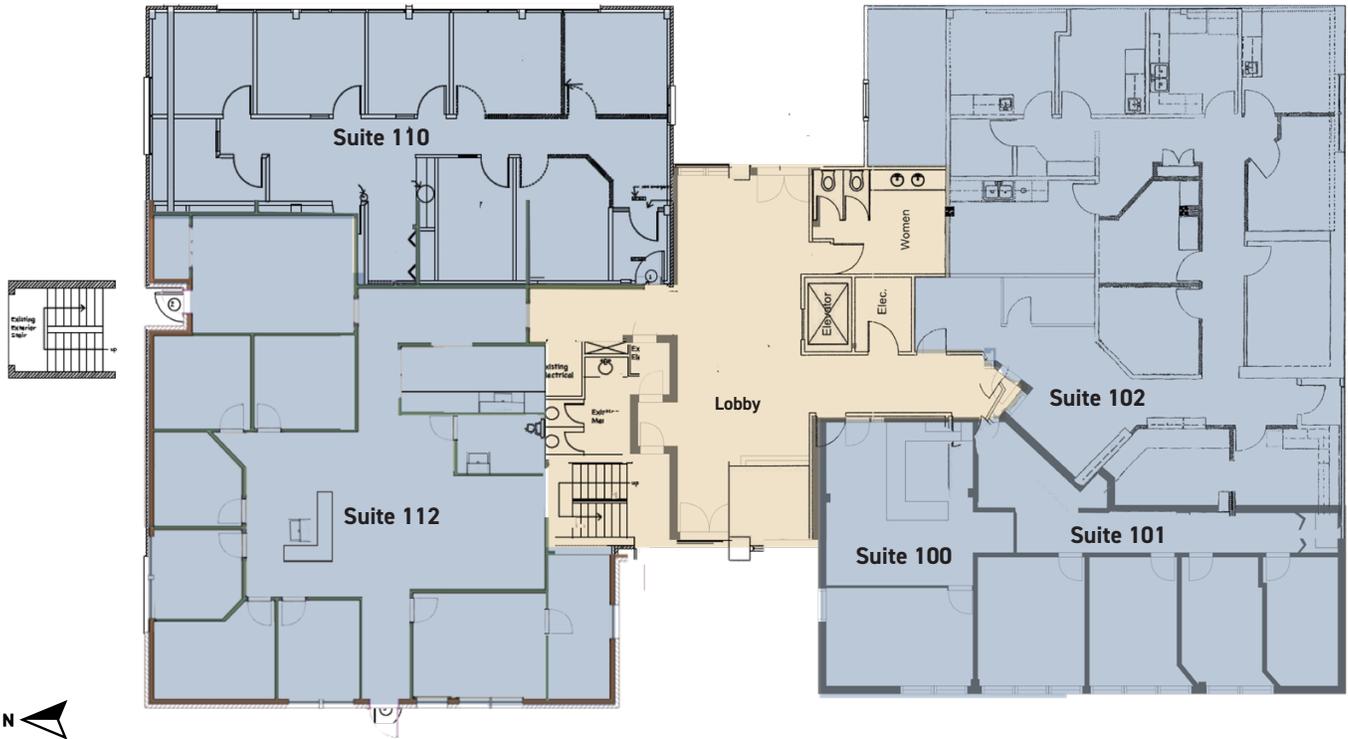
Associates: **4.49 %**

Bachelors: **76.25 %**

HH SPENDING



1st Floor



LOBBY

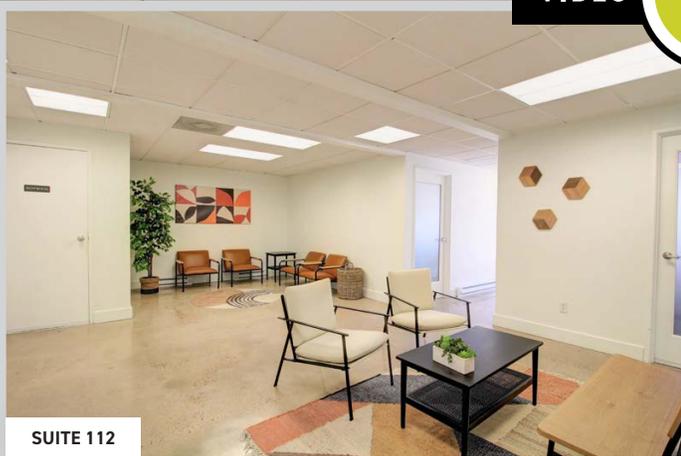


SUITE 100

VIDEO



TOUR

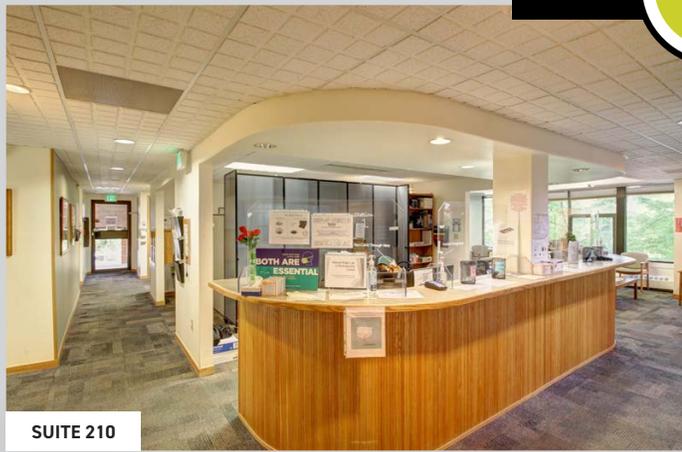
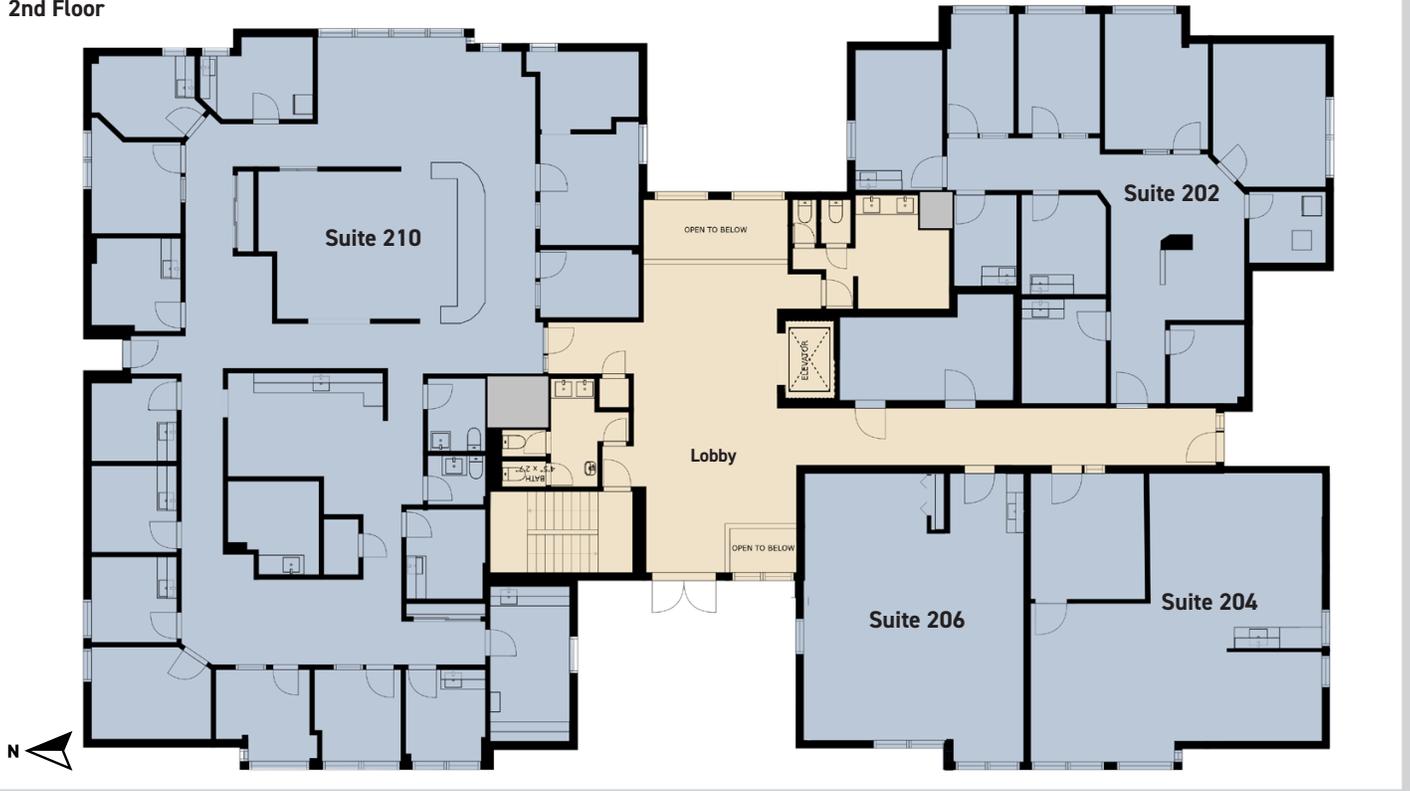


SUITE 112



SUITE 112

2nd Floor



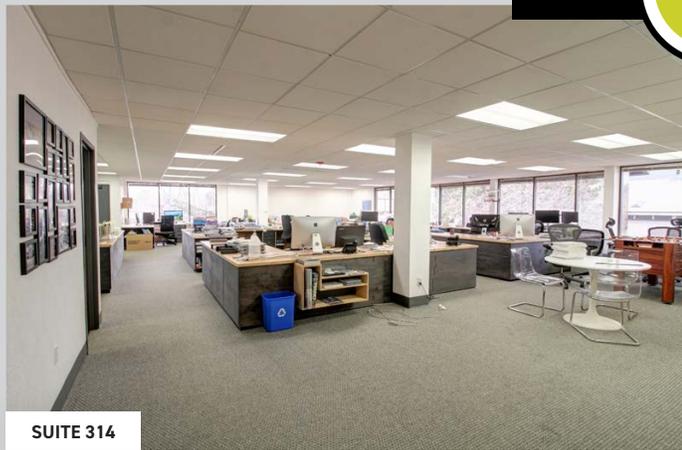
3rd Floor



3RD FLOOR



SUITE 306



SUITE 314



SUITE 314



Top Education, Top Talent

Boulder has been ranked #1 nationally on the Bloomberg Brain Concentration Index, which tracks business formation as well as employment & education in the sciences, technology, engineering & mathematics, since 2016. It also holds the distinction of being the most educated city in America. *(24/7 Wall Street)*

Innovation Economy

Boulder County is home to a rich diversity of industry, with leading manufacturing sectors such as aerospace, natural foods, pharmaceuticals & precision instruments. Over 175 bioscience businesses are established in the Boulder metro area, along with over 350 cleantech firms. In 2018, the Brookings Institution found that Boulder had a higher concentration of high-growth & innovative companies (I5HGCs) than any of its peer communities around the nation. Also right at home in the beautiful foothills of the Boulder area is the outdoor recreation industry, which boasts a higher per capita concentration than anywhere else in the nation.

Research & Development

Boulder is home to a tier-one research university, CU Boulder, in addition to 17 federal labs. The close relationship these entities have with the wider region attracts both talent & funding to the area. Public / private industry crossover is partly responsible for an estimated \$1.9 billion local economic impact from the university and \$1.1 billion impact from federal labs. The Boulder metro area was the leading recipient of Small Business Innovation Research (SBIR) & Small Business Technology Transfer (STTR) seed funding dollars from 2011-2017, and Boulder is home to more than 12 well-respected startup accelerators.

Quality of Life

Publications from National Geographic to Forbes recognize Boulder County's incredible setting and leading wellness & happiness. The vitality of the community is a key attractor for business leaders & employees from all over the nation & world.

To view accompanying charts & learn more about what drives businesses to Boulder County, download the [Boulder Innovation Venture report](#), proudly sponsored by Gibbons-White, Inc.

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