



**Element
Research
Center**

SITE PLAN



| | SF | STORIES | CLEAR HEIGHT* |
|------------------|--|---------|------------------|
| 6038 BLDG | 44,818 SF | 2 | 14'-3" - 15'-4" |
| 6027 BLDG | 32,292 SF REMAINING | 2 | 13'-6" - 30'-2" |
| | REMAINING BUILDING LEASED TO MEDTRONIC | | |
| 6036 BLDG | 71,157 SF | 3 | 12'-1" - 12'-9" |
| 6046 BLDG | 64,280 SF | 2 | 14'-6" - 16'-10" |
| 6048 BLDG | 63,644 SF | 2 | 14'-6" - 16'-10" |

*PLEASE NOTE THAT THIS IS BOTTOM OF THE DECK

HIGHLIGHTS

**ELEMENT
PROVIDES A
CUTTING-EDGE
FACILITY FOR
LIFE SCIENCE
USERS OF
VARYING SIZES.**

Ample Power and Back Up Power Suitable for Life Science

New Life Science compatible MEP

Inventory of Move In Ready Lab Suites

Dock High and At Grade Accessible Loading provided at all buildings

Covered Structured Parking

Available Space for Chemical storage, Hazardous Waste storage

Deionized water system available for building 7

Ideal for life science users of varying size

THE BOULDER CORRIDOR

THE PREMIER LIFE SCIENCE HUB

Located in Gunbarrel, CO, just 5 minutes from CU Boulder and 35 minutes from the heart of downtown Denver. Gunbarrel is one of the most established and sought-after life science hubs within Boulder County - because of Element Research Center - serving top talent from both the Denver and Boulder area.

Ranked #10

Denver/Boulder ranked No. 10 on a list of top life science markets in the U.S., according to a mid-year report from real estate firm Newmark.

72%

72% of Boulder County residents have a bachelor's degree or higher. Hire from one of the most highly educated talent pools in the nation.

50%

50% of area employment is provided by advanced technology companies. Access top tech talent who will appreciate Element Research Center's amenities.

GET IN YOUR ELEMENT

Located in Boulder, this 7-building campus is perfectly suited for a wide range of Life Science users. Attracting national attention, Element Research Center offers R&D and lab space with loading docks, adequate clear heights, floor load capacities and an abundance of power.

The campus grounds boast access to innumerable biking and hiking trails, updated landscaping, indoor/outdoor workspaces, conference centers and a state-of-the-art fitness facility.



YOGA STUDIO

BIKE BARN

LOCKER ROOM / SHOWERS

LARGE TRAINING / CONFERENCE ROOM



02 AMENITIES

PROJECT COMMUNITY CENTER

GYM

BOARD ROOM

CENTRAL LOBBY

ONSITE PROPERTY MANAGEMENT OFFICE

COFFEE BAR

LOUNGE SEATING AREA

CENTRAL LOBBY

Building 5 boasts a fully upgraded lobby where tenants can enjoy coffee and revel in the views of the iconic Boulder Flatirons. Stadium-style seating and comfortable lounge nooks create a dynamic environment for casual meetings and large networking events.





UPGRADED LANDSCAPING & GATHERING SPACES

Situated in an unbeatable location, Element Research Center offers stunning views, gorgeous gardens, and on-site infrastructure to support a healthy work-life balance.





02 __ AMENITIES

LOCKER ROOMS

Enjoy the newly renovated locker rooms, complete with:

- o Water stations
- o Bike lab
- o Private shower stalls

FITNESS CENTER

Break a sweat in the state-of-the-art fitness center featuring the latest in cardio, strength, and functional training equipment including:

- Pelotons
- Free weights
- Squat racks
- Smith machines





02 __ AMENITIES

INSPIRED BY THE OUTDOORS

Take a walk around the campus and enjoy newly updated landscaping, gorgeous views of the Flatirons, and new wayfinding system designed to help orient visitors through the campus grounds.

BOULDER / GUNBARREL

FOOD & RETAIL

- 1 APERITIVO
- 2 MOTHERLODE CAFE & TAVERN
- 3 AMPERSAND COFFEE ROASTERS
- 4 RAGLIN MARKET
- 5 SNARF'S SANDWICHES
- 6 PROTO'S PIZZA
- 7 BURGER KING
- 8 EPIC NUTRITION
- 9 TIP TOP SAVORY PIES
- 10 SUBWAY
- 11 STARBUCKS
- 12 CAFE BLUE
- 13 SANCHO'S MEXICAN RESTAURANT
- 14 THE RUSTY MELON
- 15 YURIHANA SUSHI
- 16 BOULDER RESERVOIR

LANDMARKS & PARKS

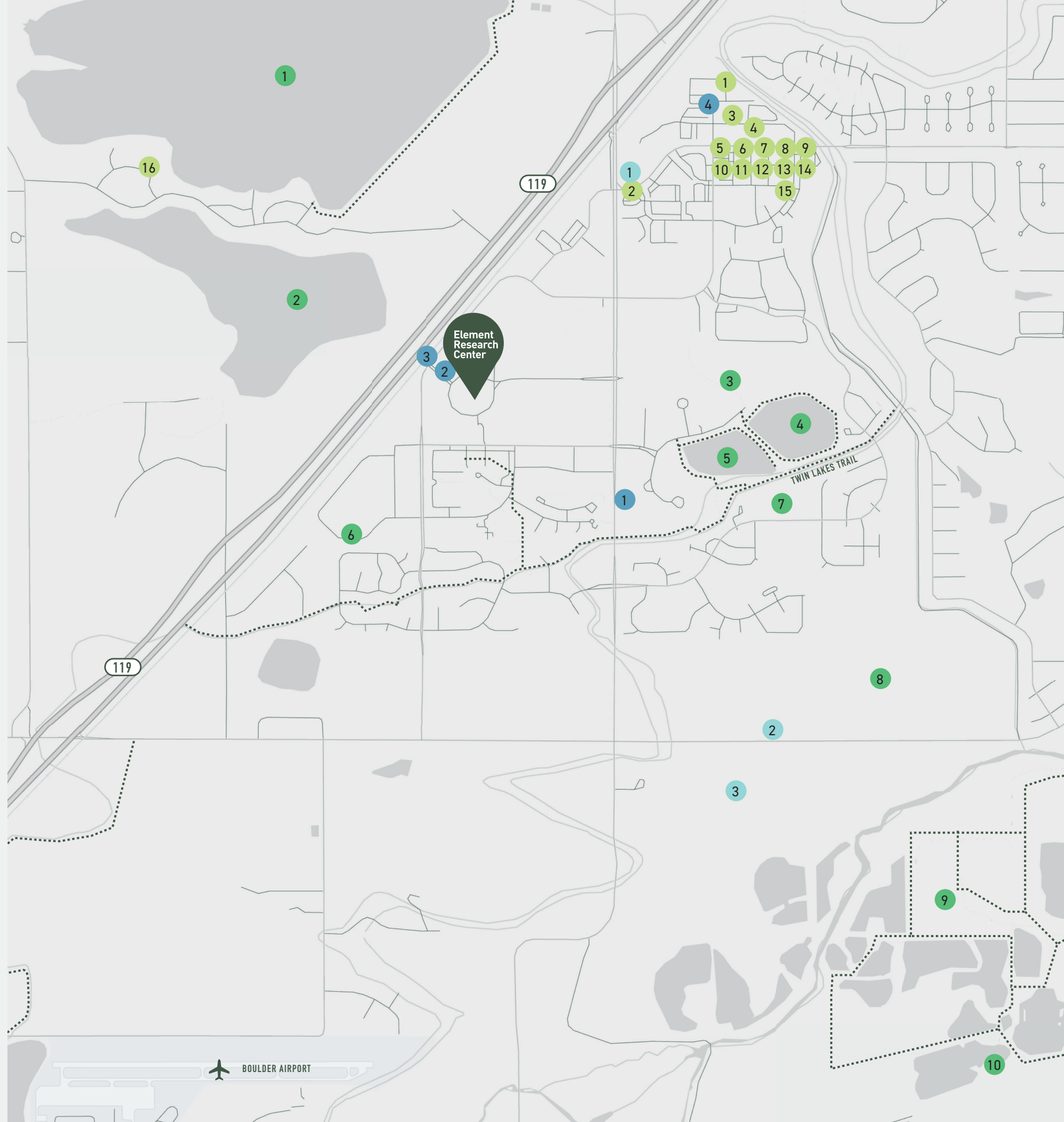
- 1 BOULDER RESERVOIR
- 2 SIXMILE RESERVOIR
- 3 EATON PARK
- 4 EAST LAKE
- 5 WEST LAKE
- 6 GUNBARREL COMMONS PARK
- 7 TWIN LAKES PARK
- 8 ANDREWS FAMILY FARM
- 9 WALDEN PONDS WILDLIFE HABITAT
- 10 SAWHILL PONDS

HOTELS & LODGING

- 1 HAMPTON INN & SUITES
- 2 BOULDER TWIN LAKES INN
- 3 BOULDER COTTAGE & LOFT

BREWERIES

- 1 ASHER BREWING COMPANY
- 2 BEYOND MOUNTAIN BREWING
- 3 6035 LONGBOW
- 4 FINKEL & GARF BREWING CO.



PROXIMITY MAP

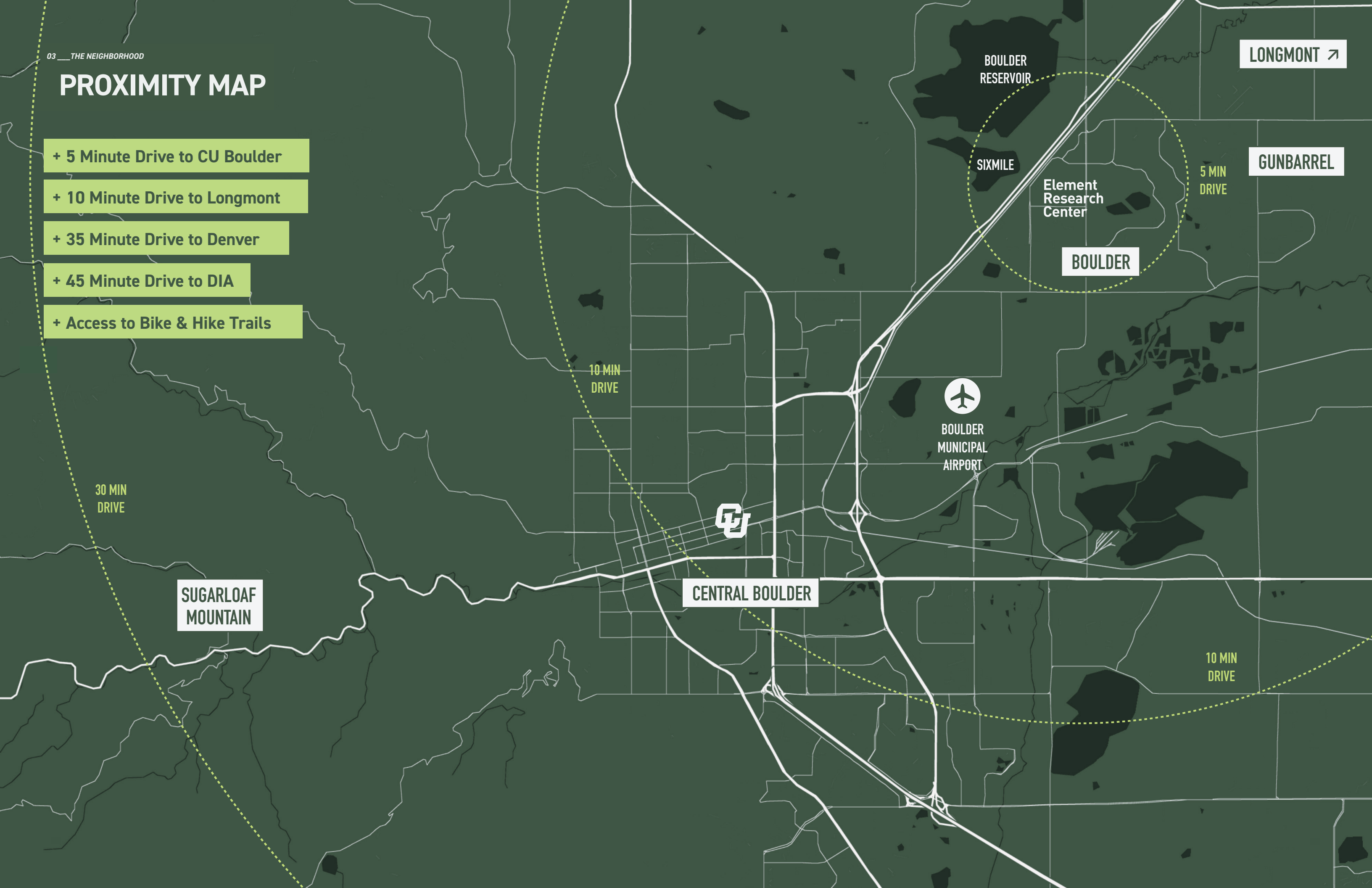
+ 5 Minute Drive to CU Boulder

+ 10 Minute Drive to Longmont

+ 35 Minute Drive to Denver

+ 45 Minute Drive to DIA

+ Access to Bike & Hike Trails



LONGMONT ↗

BOULDER RESERVOIR

SIXMILE

Element Research Center

BOULDER

GUNBARREL

5 MIN DRIVE

10 MIN DRIVE



BOULDER MUNICIPAL AIRPORT



CENTRAL BOULDER

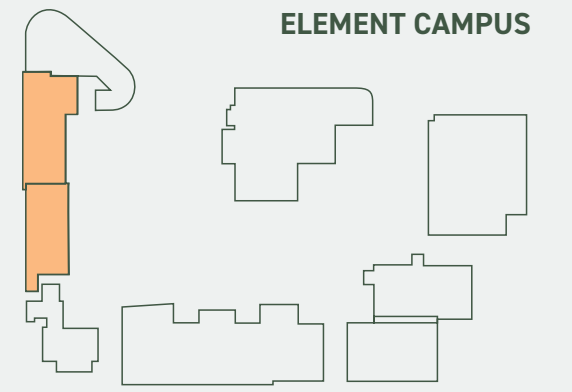
30 MIN DRIVE

SUGARLOAF MOUNTAIN

10 MIN DRIVE

BUILDING 01 & 05
LEVEL 01

 AVAILABLE LEASE SPACE

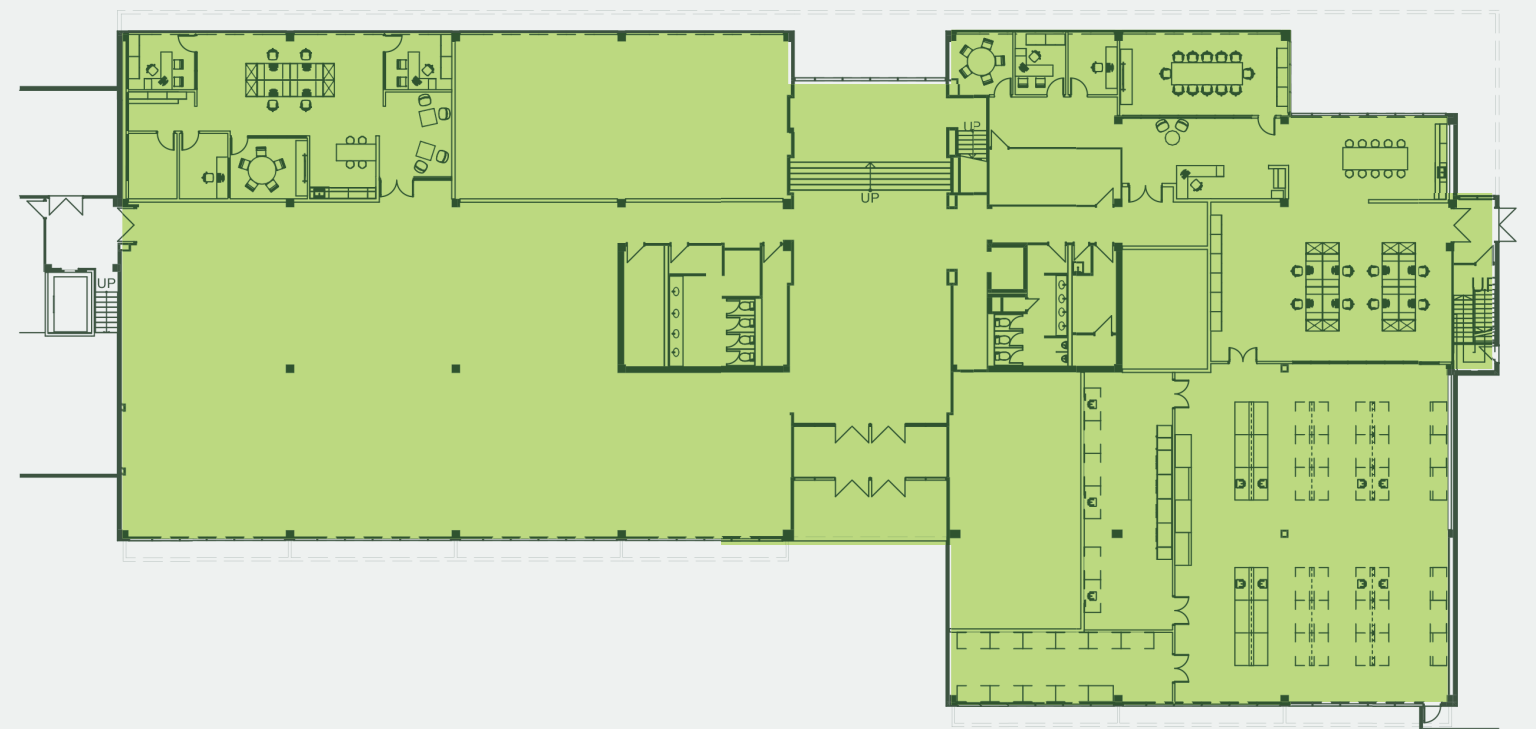
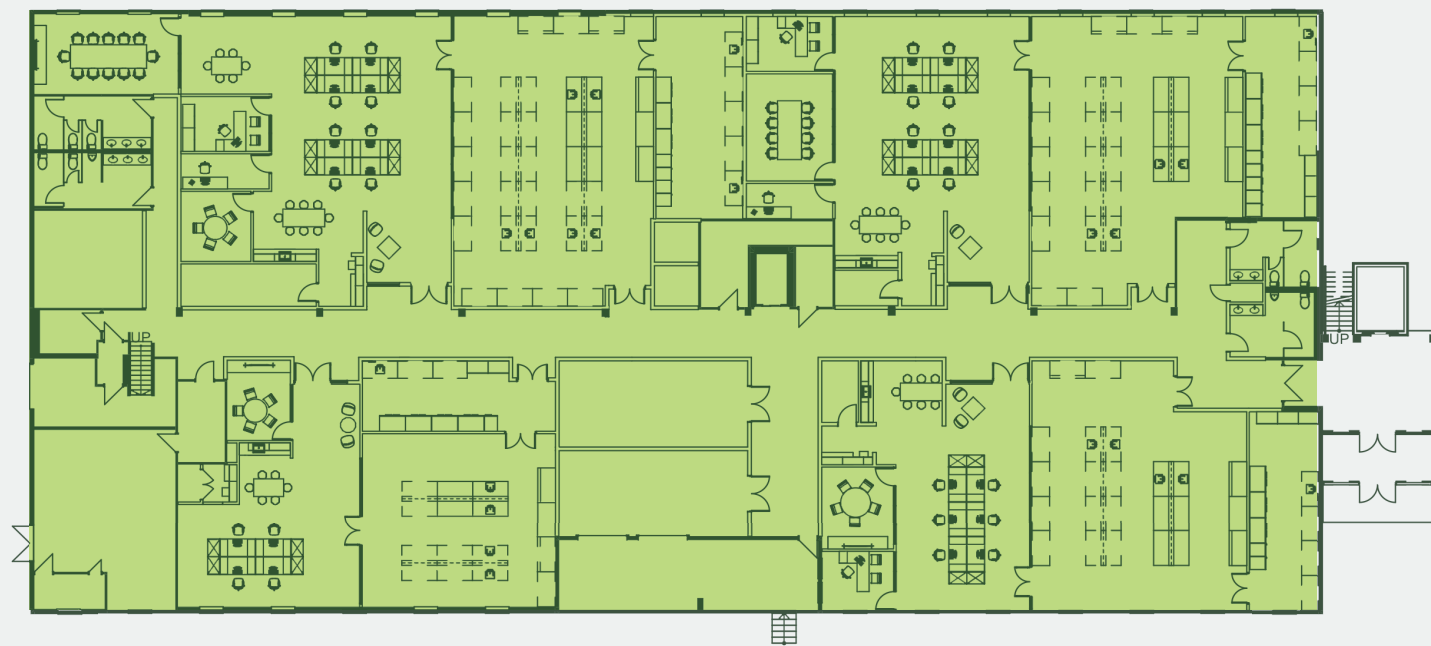


Building 01

HYPOTHETICAL FLOOR PLANS

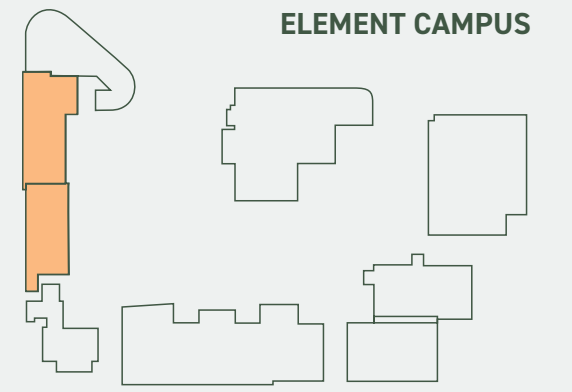
HYPOTHETICAL FLOOR PLANS

Building 05



BUILDING 01 & 05
LEVEL 02

 AVAILABLE LEASE SPACE

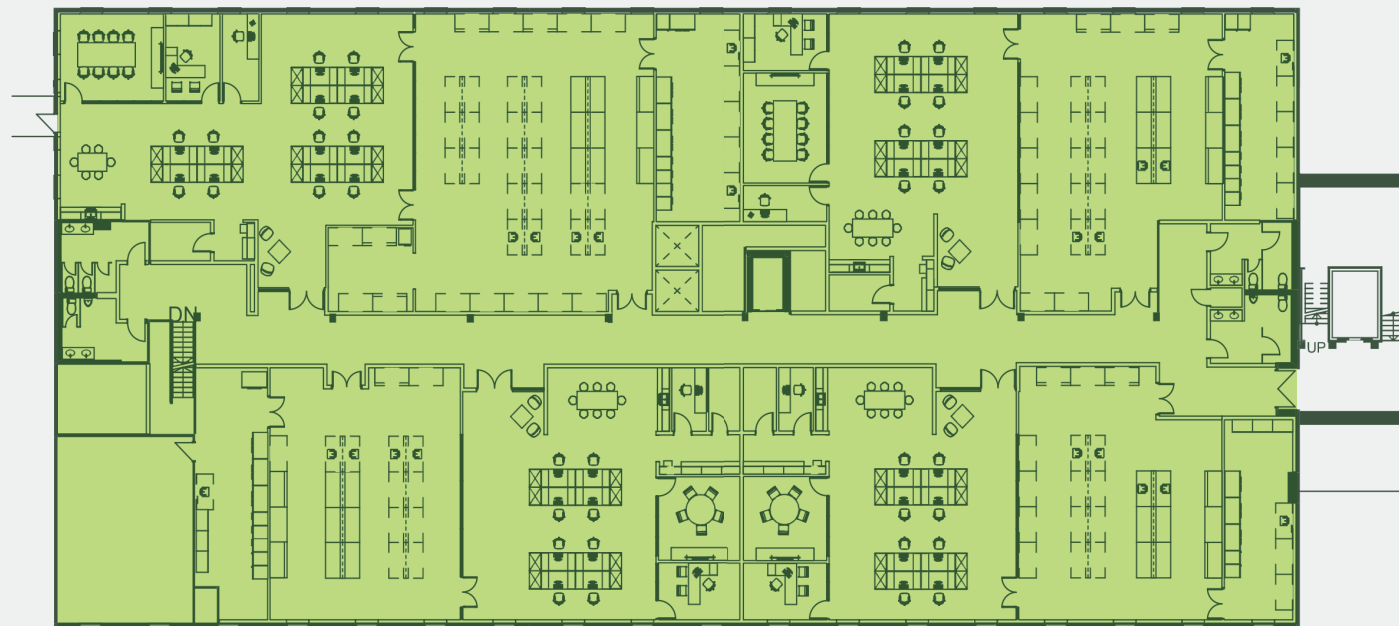


Building 01

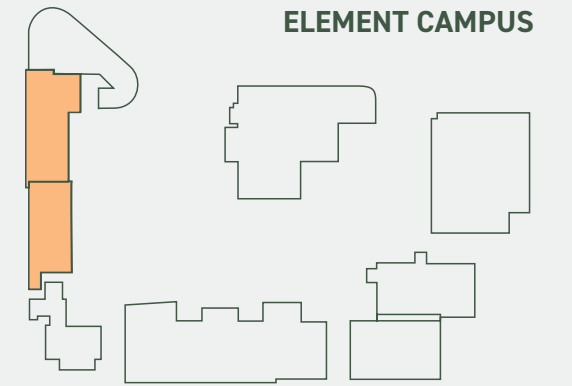
HYPOTHETICAL FLOOR PLANS

HYPOTHETICAL FLOOR PLANS

Building 05



 AVAILABLE LEASE SPACE



Building 01

HYPOTHETICAL FLOOR PLANS

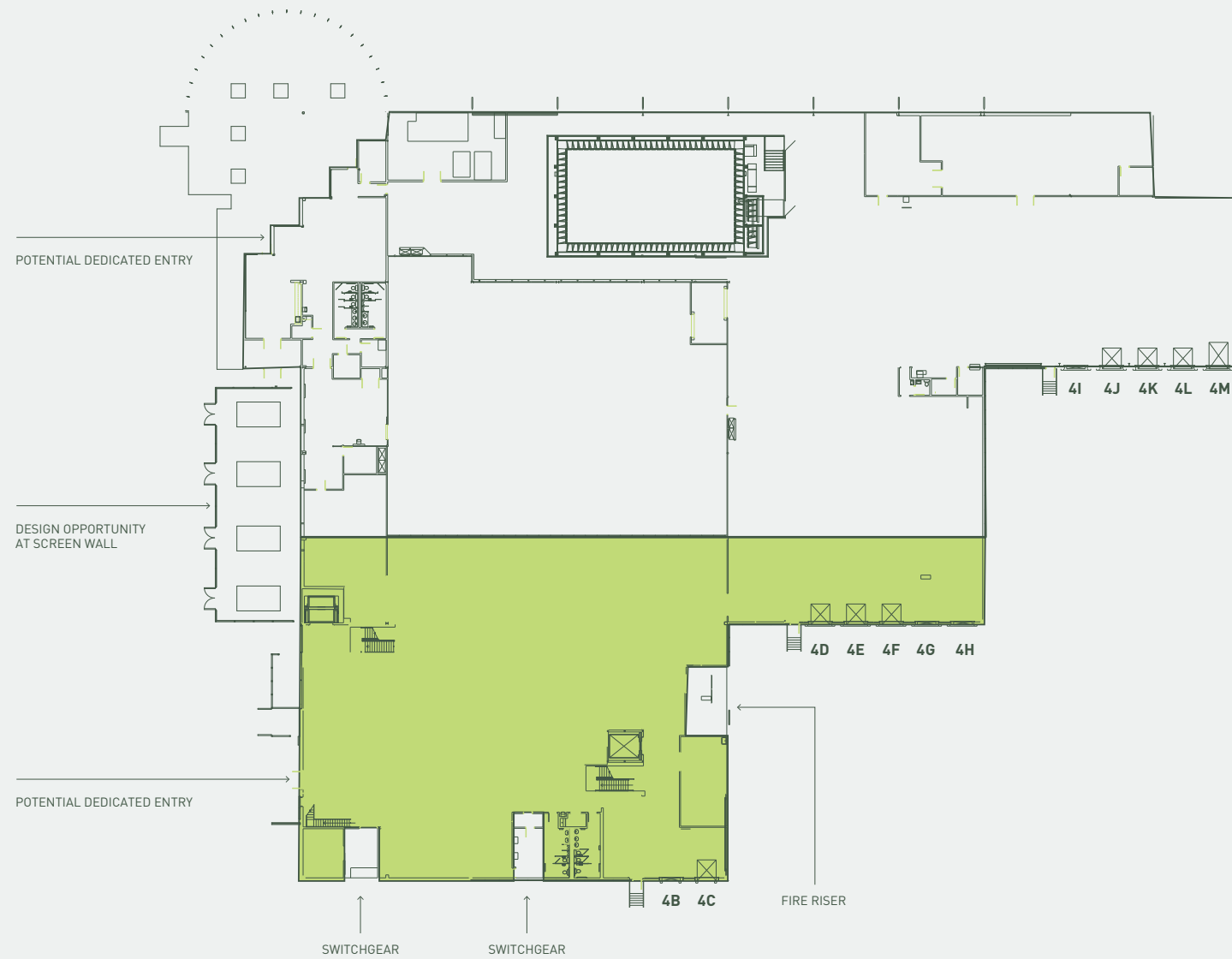
HYPOTHETICAL FLOOR PLANS

Building 05

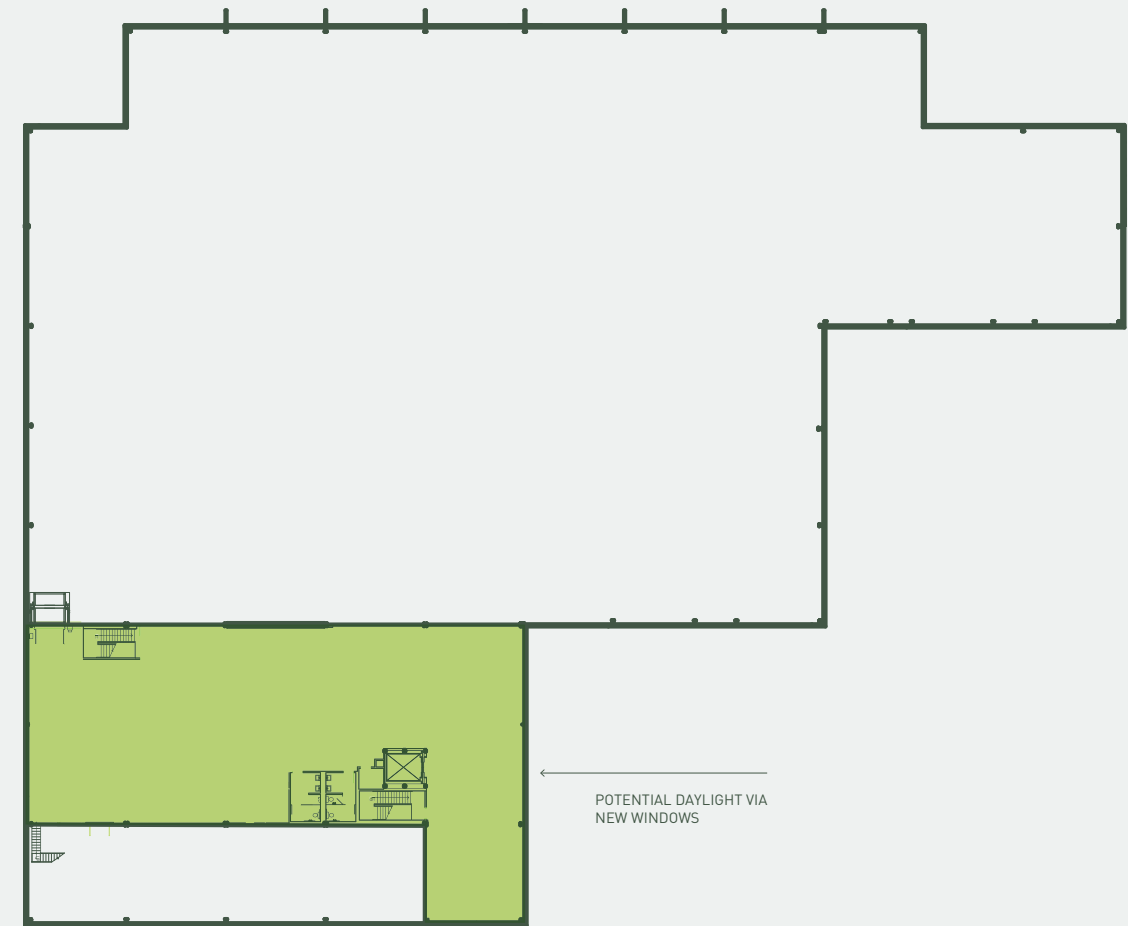
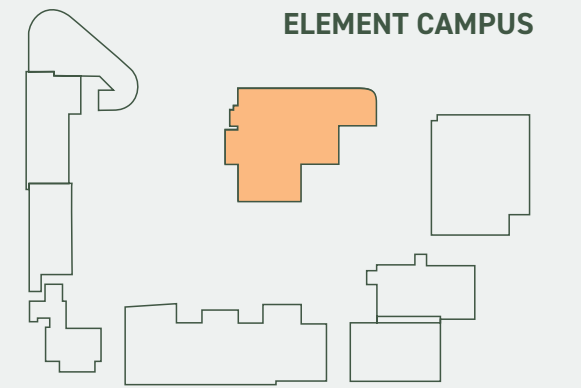


BUILDING 04
LEVEL 01

 AVAILABLE LEASE SPACE



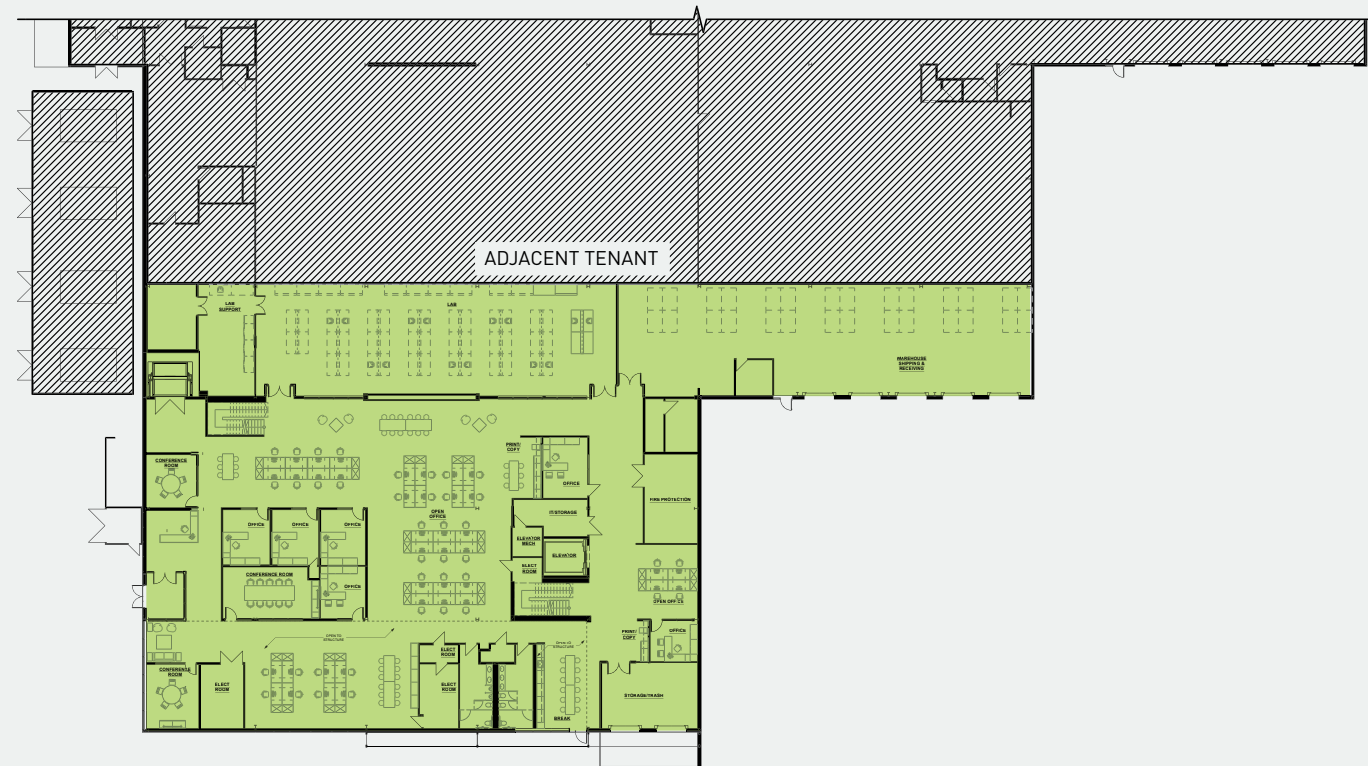
BUILDING 04
LEVEL 02



BUILDING 04
LEVEL 01

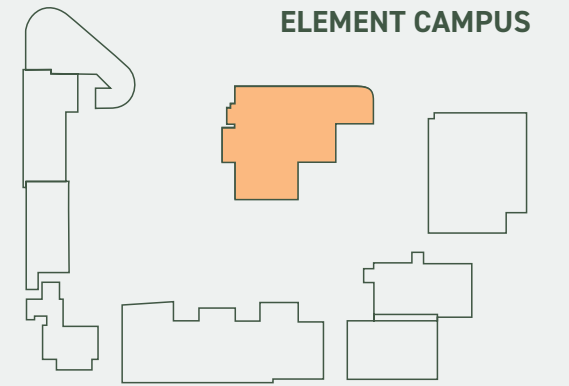
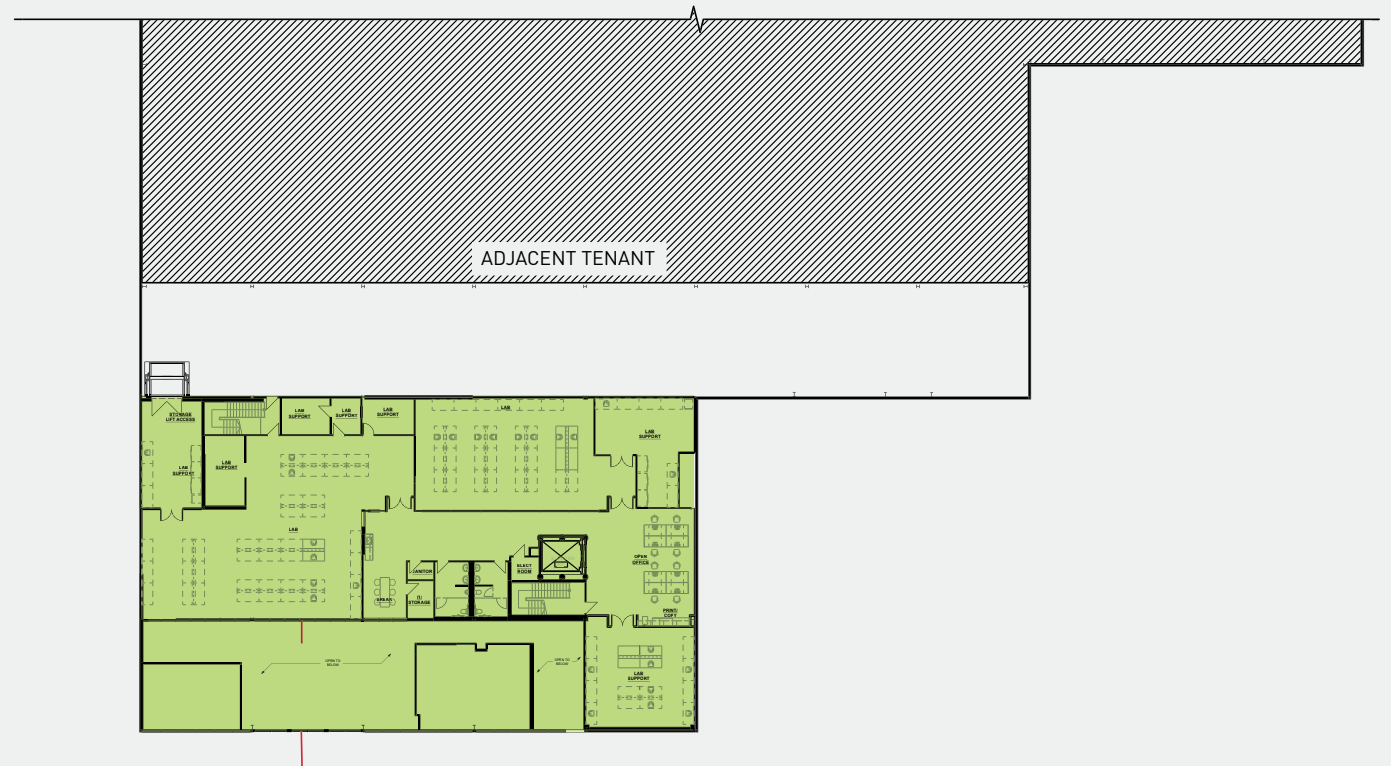
 AVAILABLE LEASE SPACE

HYPOTHETICAL FLOOR PLANS



BUILDING 04
LEVEL 02

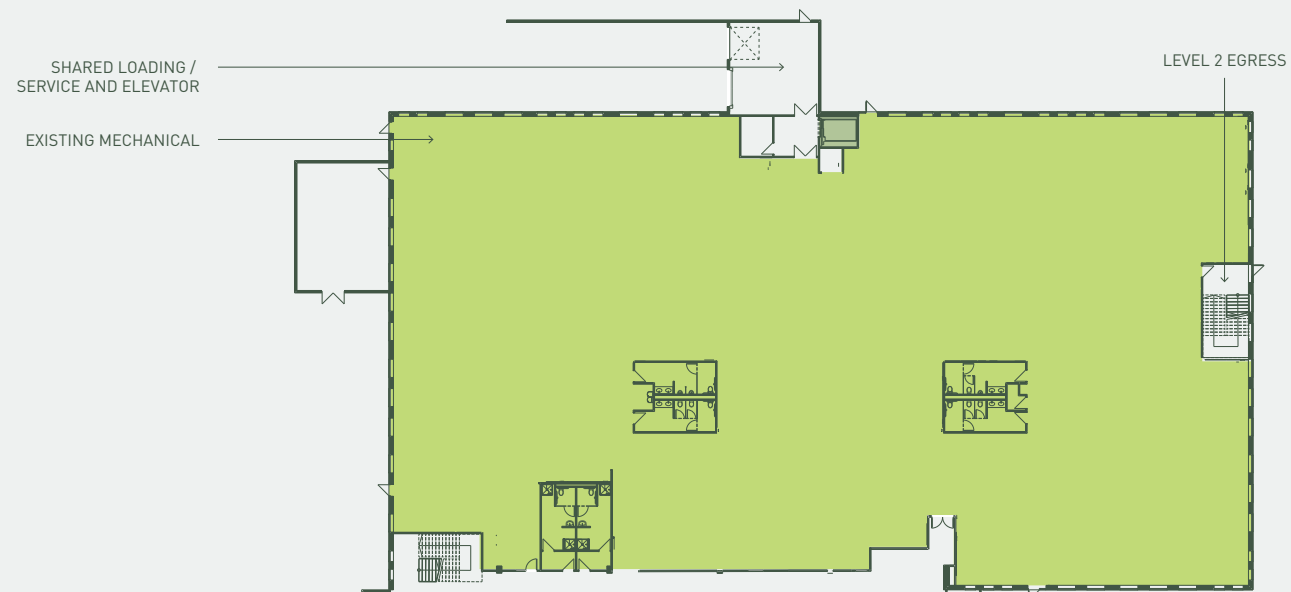
HYPOTHETICAL FLOOR PLANS



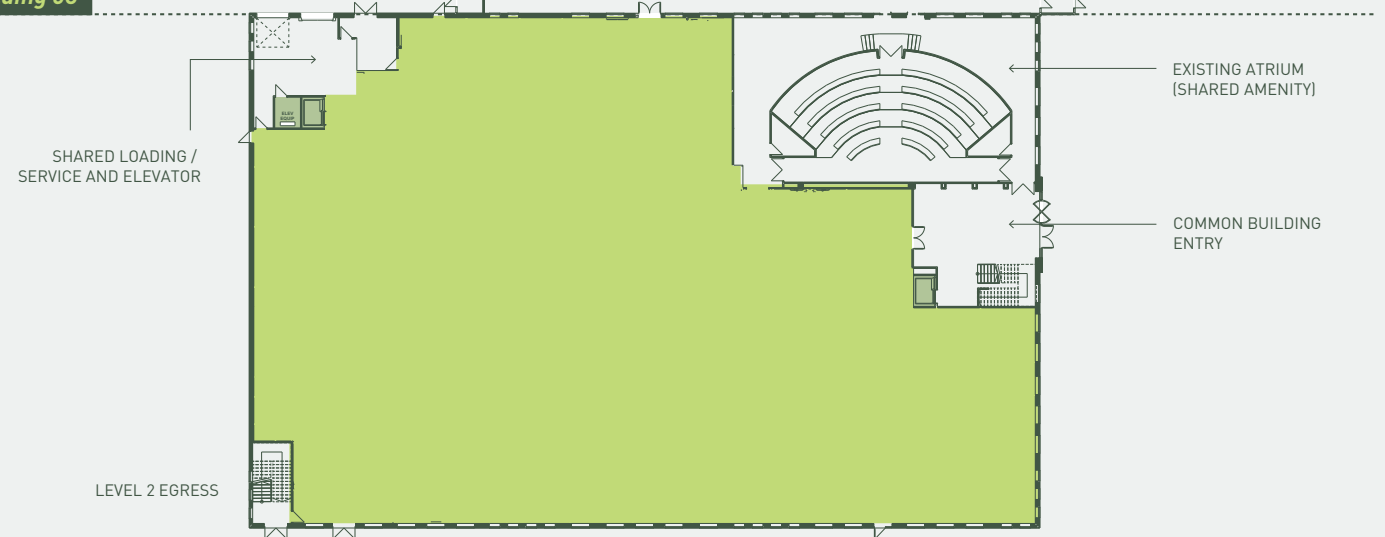
BUILDING 06 & 07
LEVEL 01

● AVAILABLE LEASE SPACE

Building 07

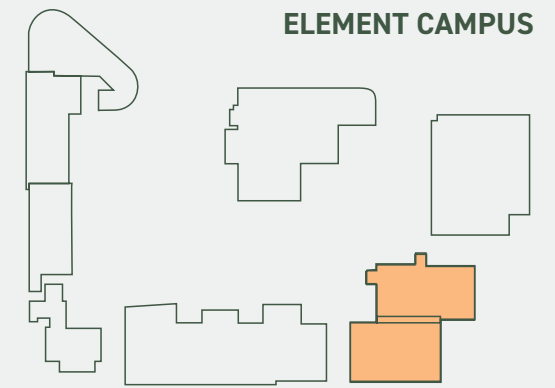


Building 06

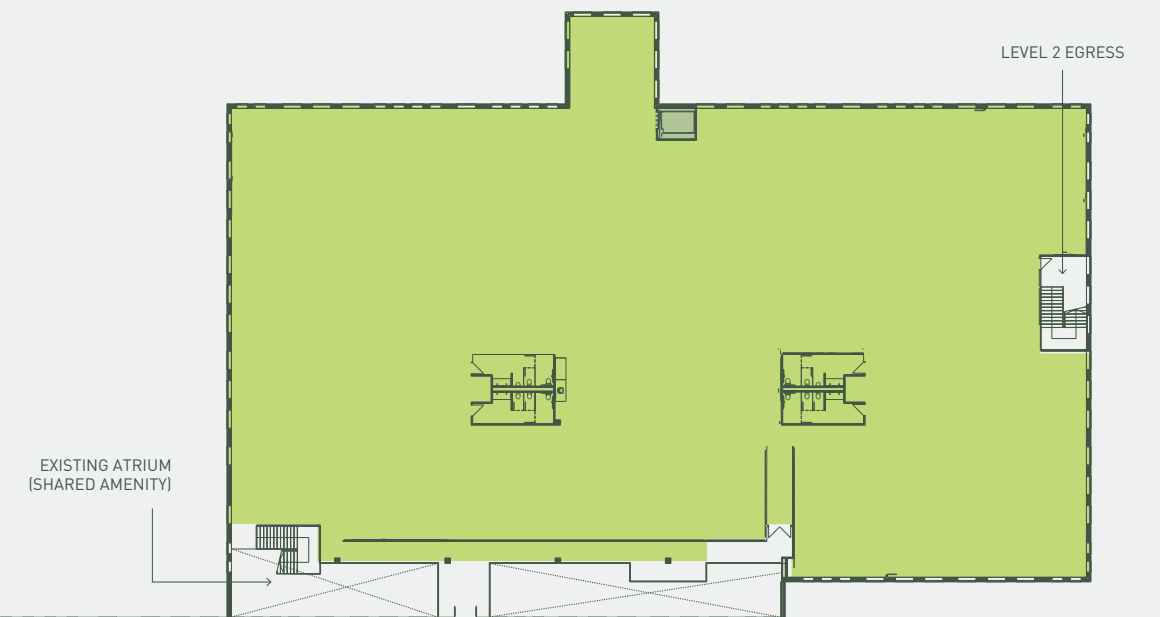


BUILDING 06 & 07
LEVEL 02

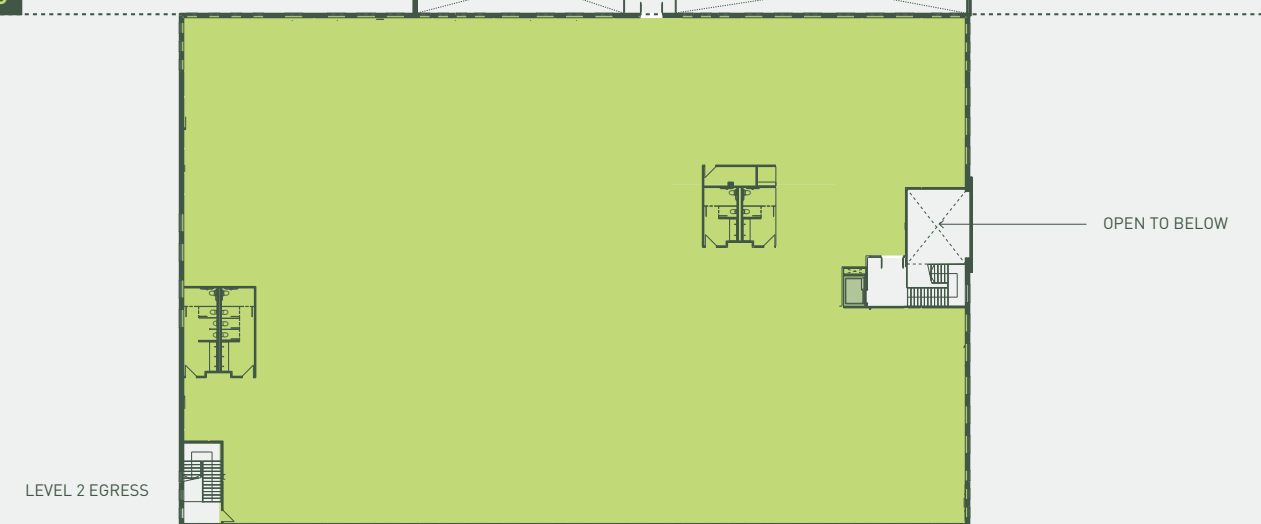
ELEMENT CAMPUS



Building 07



Building 06



BUILDING 06 & 07
LEVEL 01

 AVAILABLE LEASE SPACE

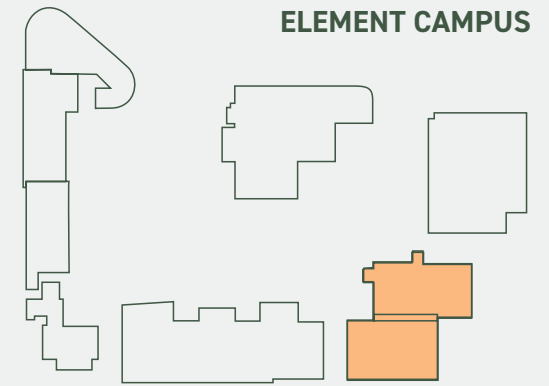
Building 07 HYPOTHETICAL FLOOR PLANS



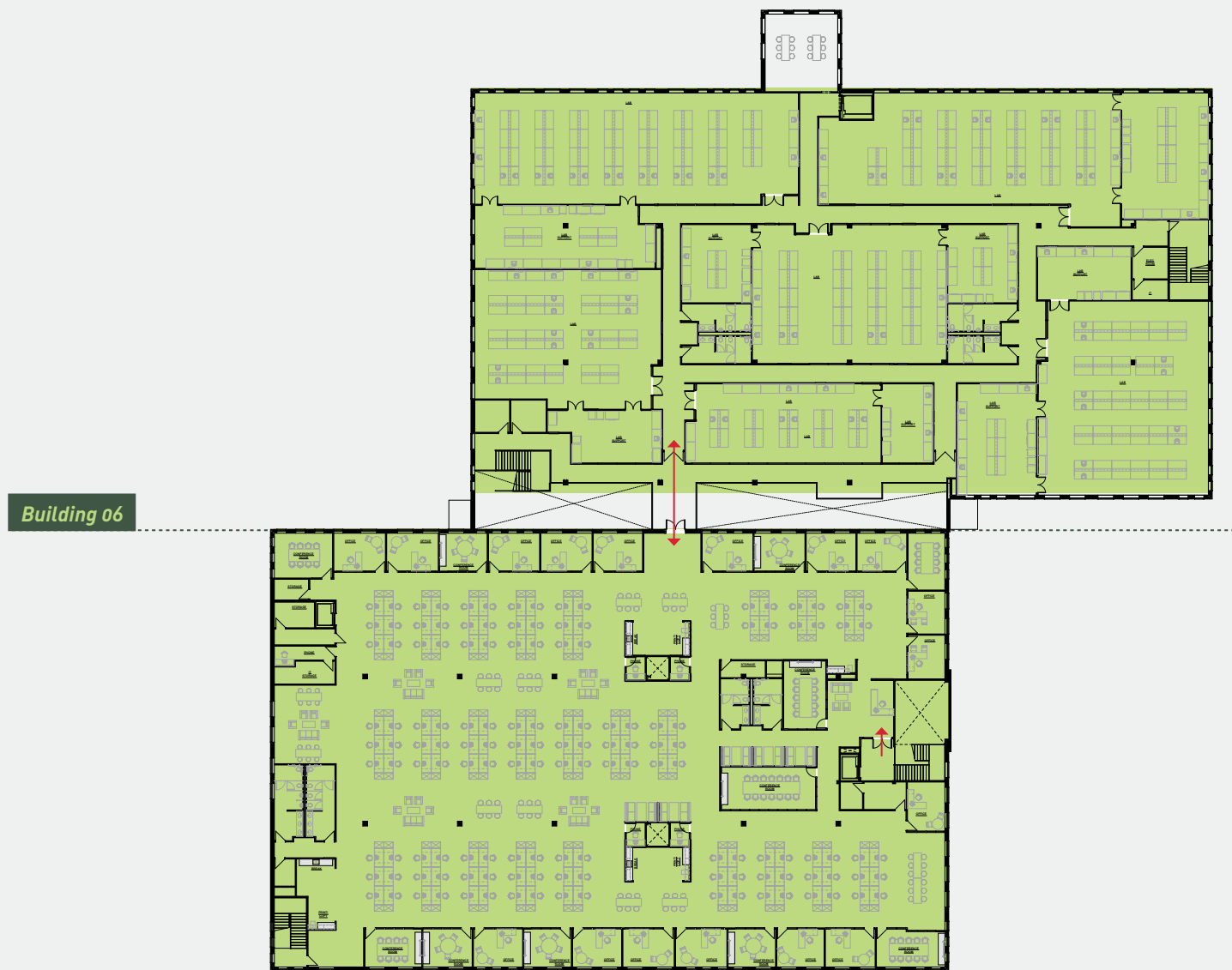
Building 06

BUILDING 06 & 07
LEVEL 02

ELEMENT CAMPUS



Building 07 HYPOTHETICAL FLOOR PLANS



Building 06



Get in touch

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