

THE JUNCTION

Golden, CO

The Junction of Commerce + Recreation + Community

A 52 ACRE BUSINESS PARK IN GOLDEN, CO



Industrial | Office | Retail | Commercial

FOR LEASE, SALE AND BUILD TO SUIT

A DEVELOPMENT OF BAUKNIGHT ENTERPRISES

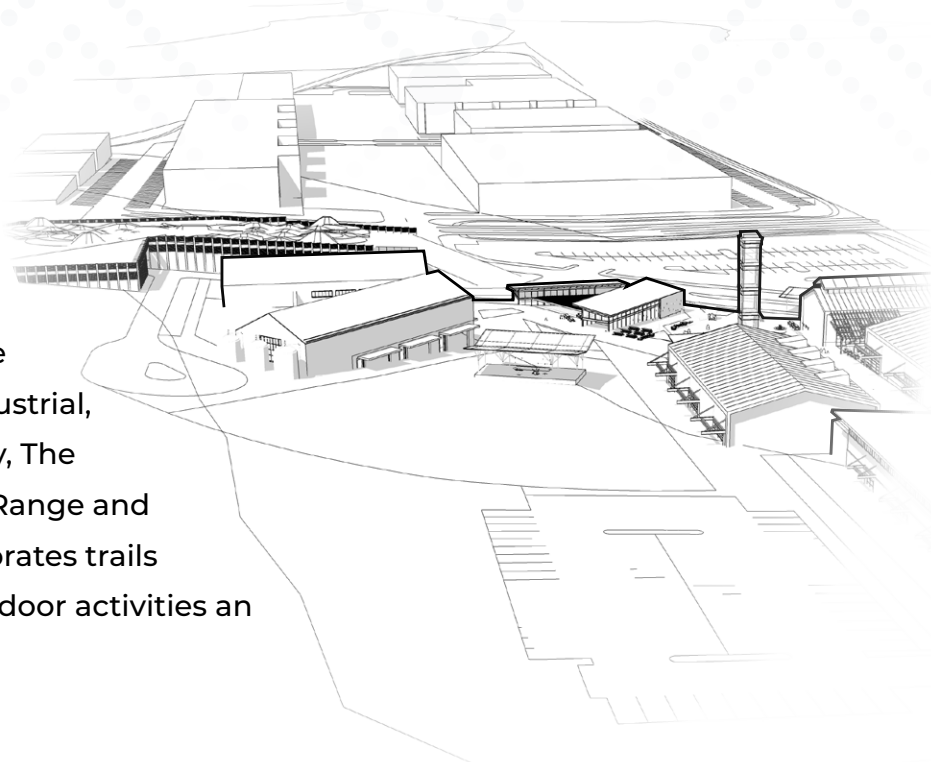
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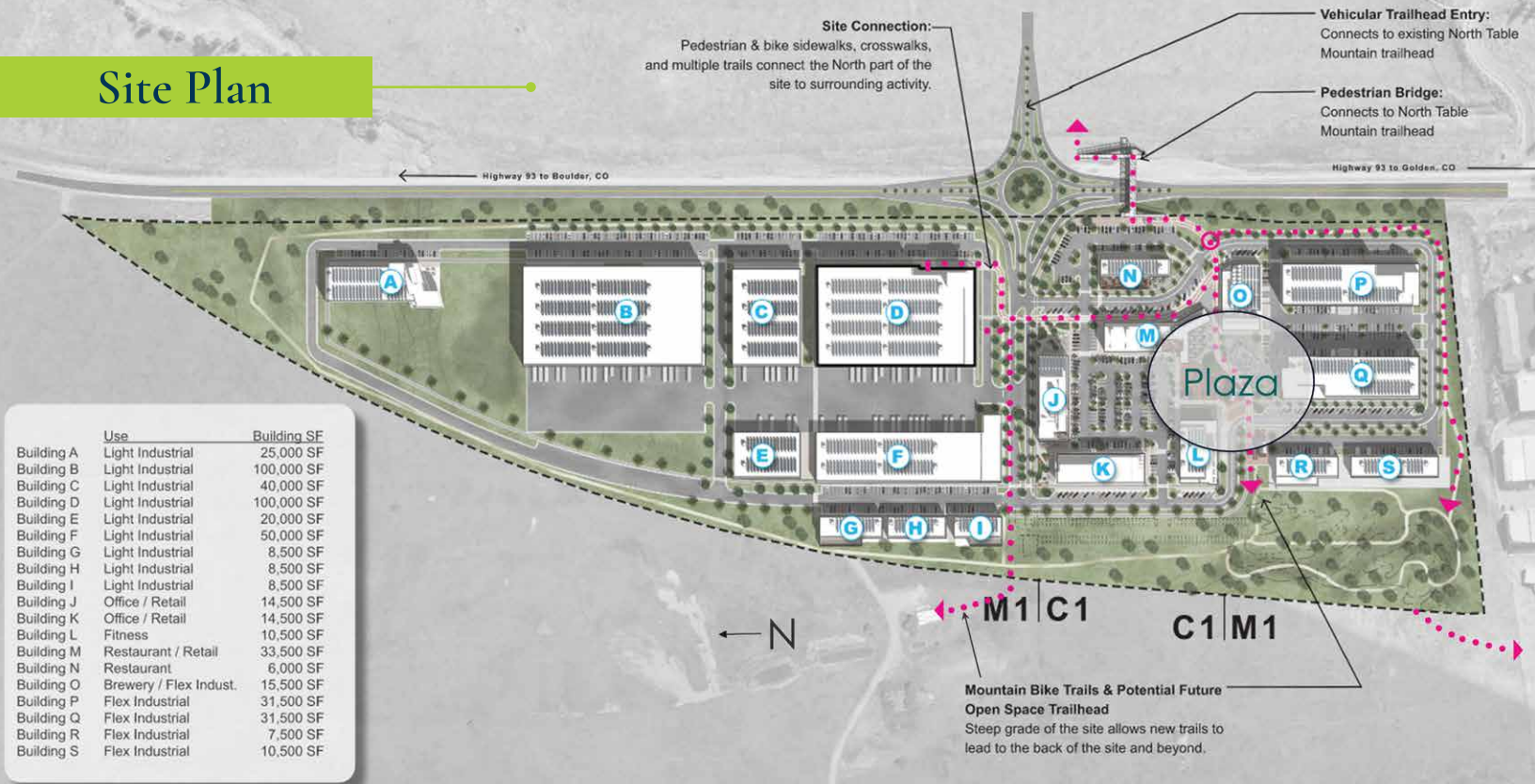
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A 52 ACRE BUSINESS PARK IN GOLDEN, CO

Located at the Foothills of the Rocky Mountains, The Junction brings together business, recreation and community in a best-in-class business park. With an 8-acre commercial/retail hub and 40 acres of industrial, manufacturing, flex and office opportunity, The Junction is a unique offering in the Front Range and Denver Metropolitan area. The site incorporates trails and trailheads to make recreation and outdoor activities an everyday occurrence.



Site Plan



Features



OPPORTUNITY

For Lease, For Sale and
Build to Suit



ACCESS

State Hwy. 93 provides access to
Golden, Boulder, the Rockies and the
balance of the Denver metro area
with quick access to I – 70, Hwy. 58,
and Hwy. 6.



ZONING

City of Golden C-1 and M-1 zoning
allows a variety of uses from
industrial, manufacturing, flex, office
to commercial and retail.



PED/BIKE/E-BIKE

Commuters and recreationalists alike
will enjoy concrete path connections
to Golden and greater Jefferson
County via a pedestrian/bike overpass
over Hwy. 93 or choose a natural
surface trail to explore.



RECREATION

Surrounded by thousands of acres of
Jefferson County Open Space with
current and future trail connections to
North Table Mountain, White Ranch
and Mt. Galbraith as well as in park
trails, employees will enjoy a trail
run or hike before work, a walking
meeting to stoke the creative juices or
a mountain bike ride after work.



COMMERCIAL HUB

The Junction will provide retail
opportunities suited to Colorado's
active lifestyle. The central public
plaza brings together all Junction
users with a community area
featuring a band shell, four season
asphalt pump track for all ages and
abilities, a kid's play, dog friendly area,
and a variety of food and beverage
offerings.

Precedent Images



Plaza Concept Rendering

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WHITE RANCH PARK
EAST TRAILHEAD

TO BOULDER
20 MIN.

TO GOLDEN
5 MIN.

TO DENVER
25 MIN.

TO SILVERTHORNE/DILLON
1 HOUR

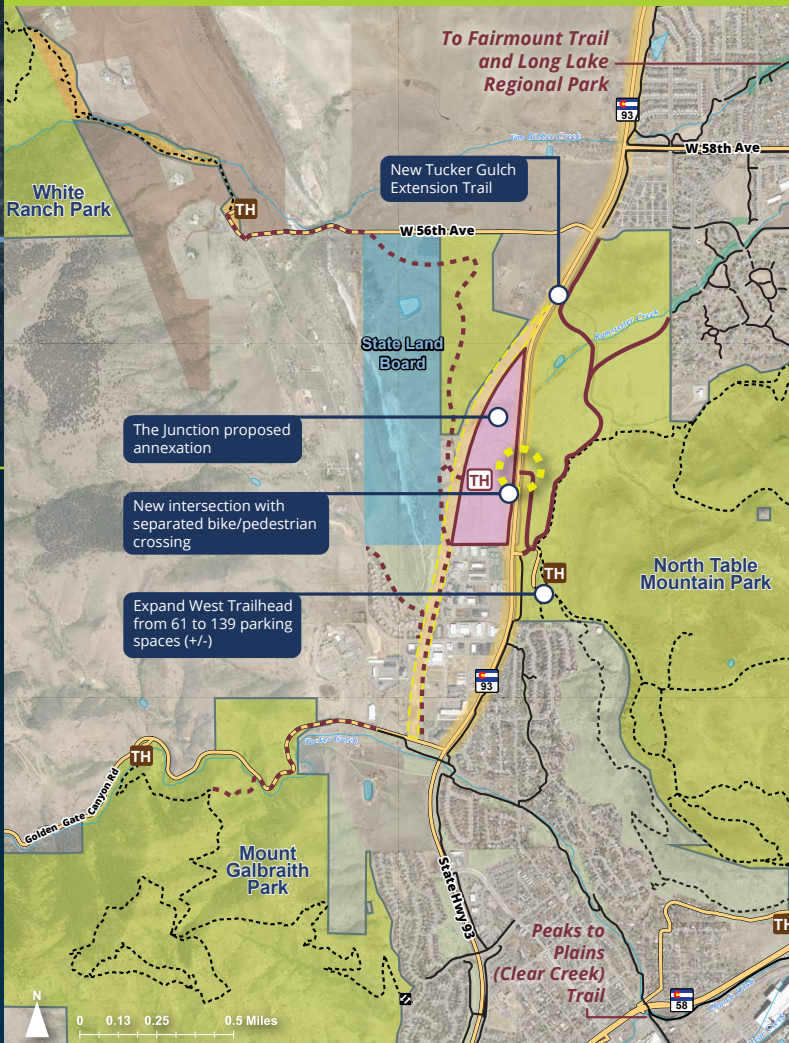
NORTH TABLE
MOUNTAIN PARK

MT. GALBRAITH
PARK

GOLDEN

SOUTH TABLE
MOUNTAIN PARK

North Golden PARKS, OPEN SPACE & TRAILS



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.