

THE JUNCTION

WASHINGTON FIELDS

THE JUNCTION

Modern Commercial Space in a High-Growth Area

The Junction is a newly constructed commercial development featuring two 4-plex buildings designed for flexibility, visibility, and long-term tenant success. Located in a highly trafficked, rapidly developing area, this well-built project offers drive-thru opportunities, outdoor terrace access, and modern architecture with beautiful views.

PROPERTY HIGHLIGHTS

- Two newly built 4-plex commercial buildings
 - Drive-thru suites available
 - Outdoor roof terrace seating included with select spaces
 - Modern architecture with scenic views
 - Flexible layouts suitable for:
 - Retail
 - Food service
 - Medical
 - Office
 - Service-based users
 - Separate entrances available where applicable
 - Ready for tenant improvements
 - Surrounded by new and upcoming developments
-

AVAILABLE SUITES

767 E Hayfield Drive

Suite 1 — 1,715 SF

- Drive-thru
- Direct access to roof terrace seating

Suite 3 — 1,918 SF

- Spacious single-level suite

Suite 4 — Two-Level Space

- Combined two-level configuration
 - Separate upstairs entrance available if needed
 - Outdoor terrace area included
-

743 E Hayfield Drive

Suite 1 — 1,715 SF

- Drive-thru
- Shared outdoor terrace access

Suite 2 — Approximately 1,000 SF

- Ideal for small retail or service use

Suite 4 — Lower Level

- Approximately 1,450 SF

Suite 4 — Upper Level (Office Suite Configuration)

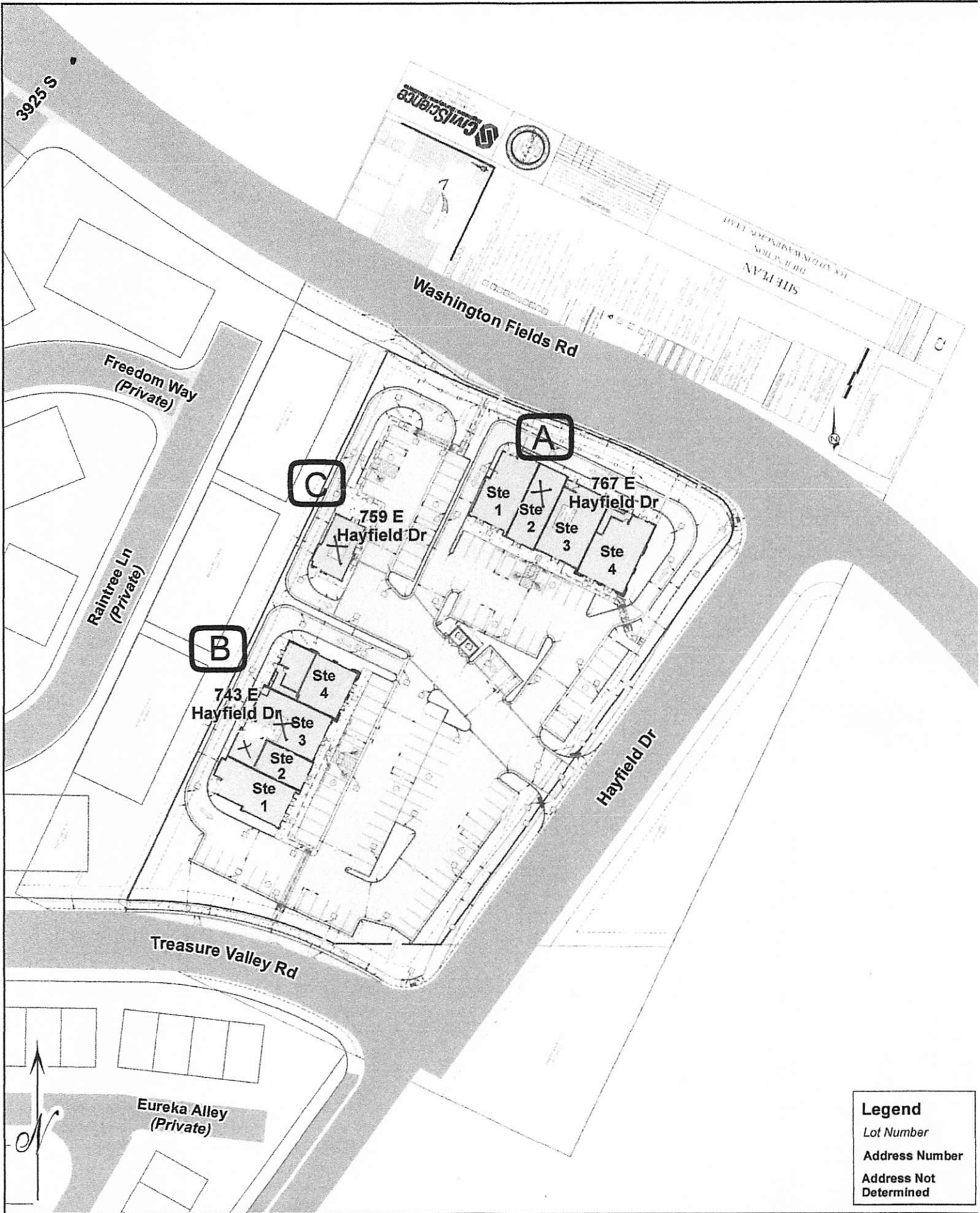
- 7 individual office suites
- Shared amenities include:
 - Conference room
 - Breakroom
 - Restrooms
 - Reception area
 - Private phone booth
- Direct access to outdoor terrace

LOCATION ADVANTAGE

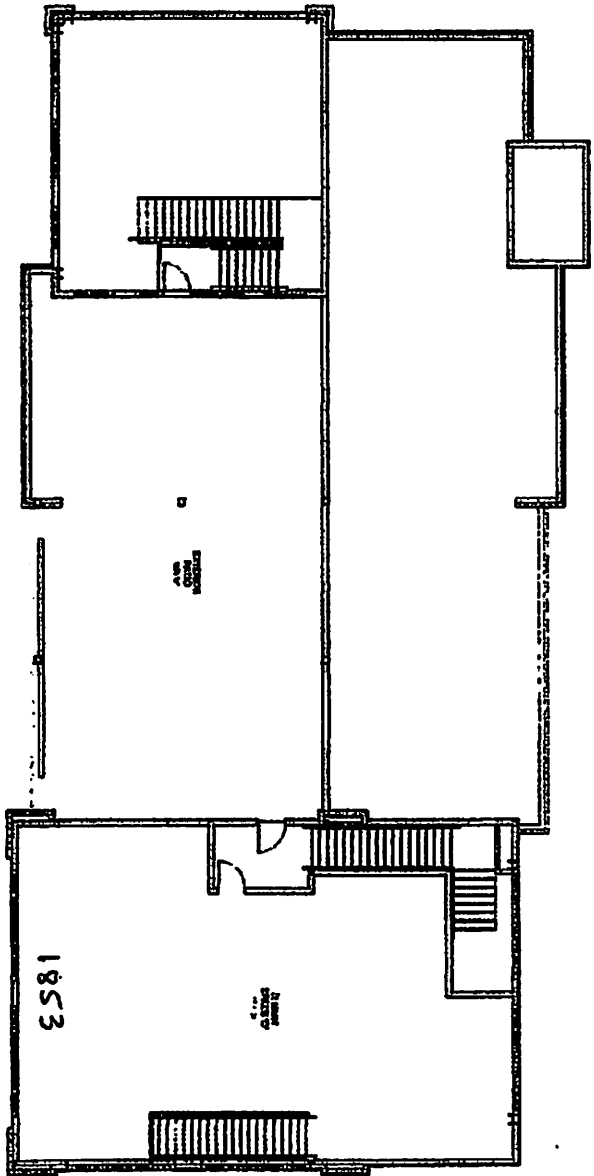
- High visibility along Hayfield Drive
- Strong traffic counts
- Surrounded by growing residential and commercial developments
- Positioned for long-term growth and tenant success

IDEAL USES

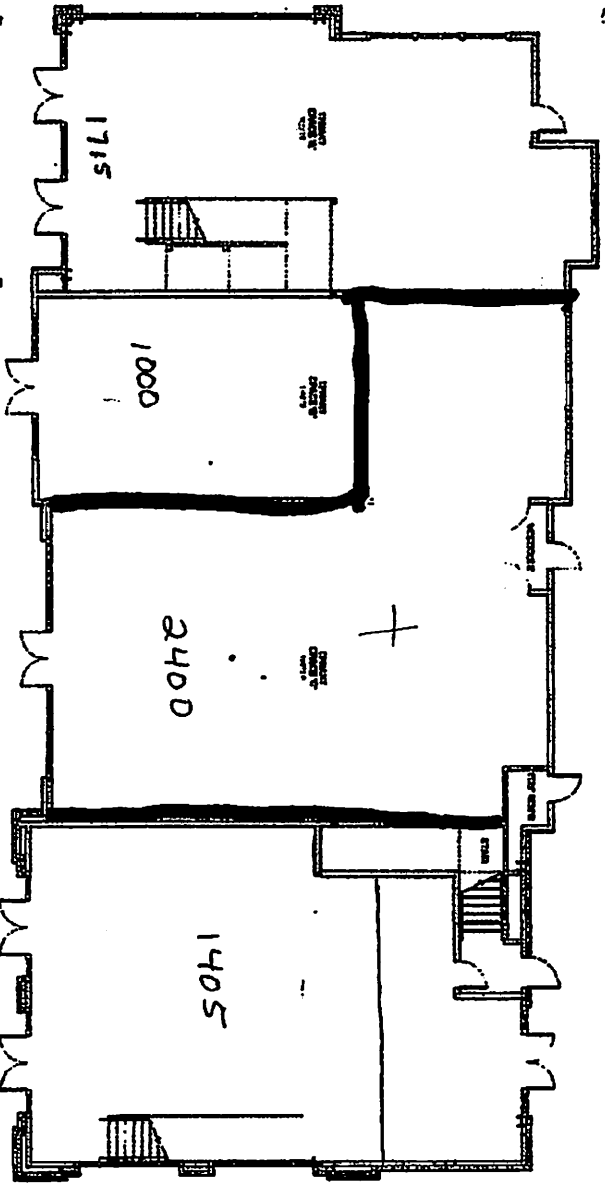
- Restaurant or café
- Medical or dental
- Professional office
- Boutique retail
- Service-based businesses



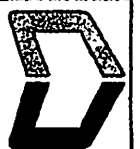
Legend	
	Lot Number
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	Address Not Determined



2) SECOND FLOOR PRESENTATION PLAN



1) MAIN LEVEL PRESENTATION PLAN



CREATIVE DIMENSIONS
4400 W. 10th St.
Salt Lake City, UT 84119
Tel: 801.487.1111
Fax: 801.487.1112

mmm

MATT HESTER/ALP
ARCHITECTURAL PLLC
1320 W. 10th St.
Salt Lake City, UT 84119
Tel: 801.487.1111
Fax: 801.487.1112

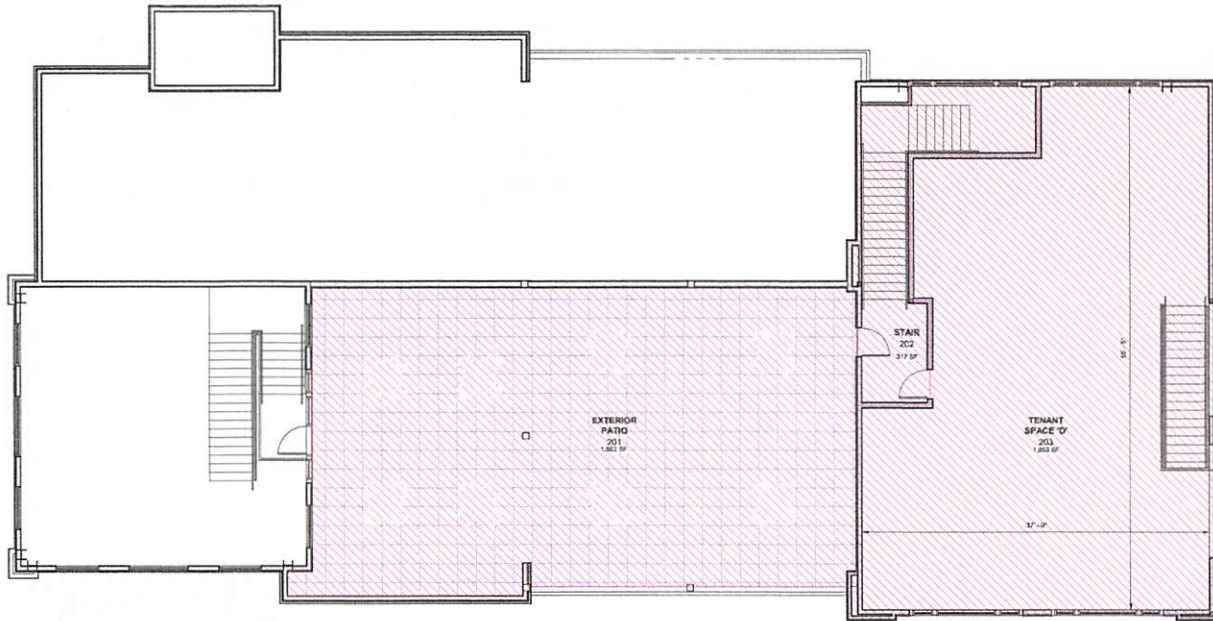
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CHECKED BY: [illegible]
SCALE: AS SHOWN
PROJECT NO.: [illegible]

NO.	DESCRIPTION	DATE
1	1st FLOOR PLAN	11/11/03
2	2nd FLOOR PLAN	11/11/03

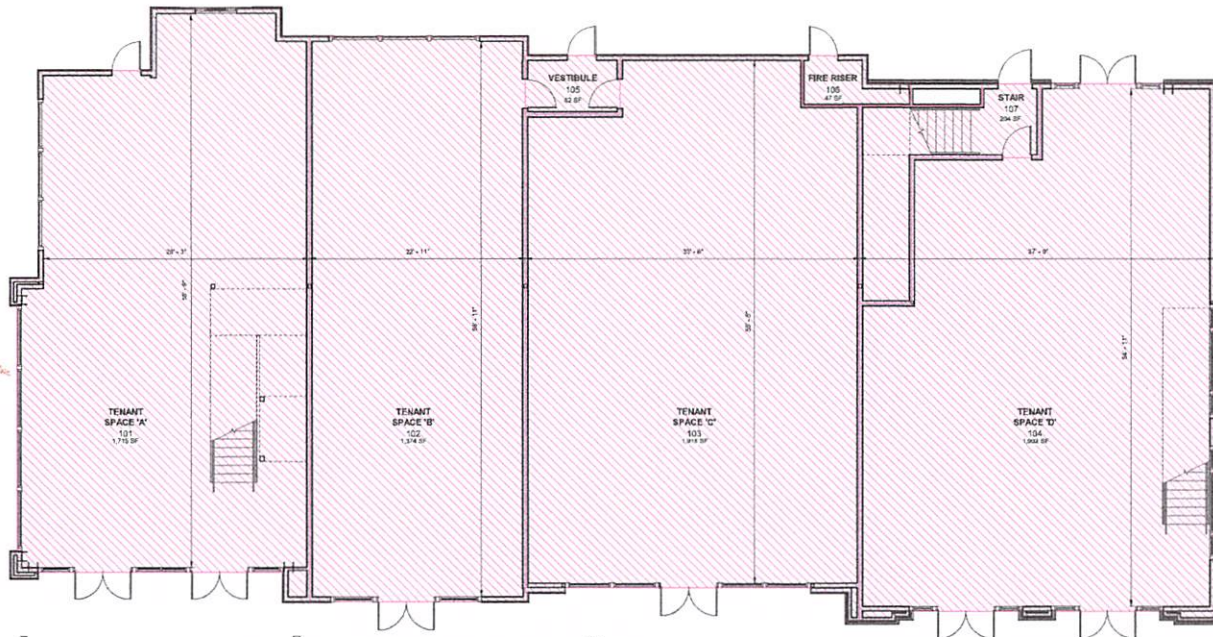
THE JUNCTION BUILDING 'B'
CORNER OF WASHINGTON FIELDS ROAD &
HAYFIELD DRIVE
WASHINGTON, UTAH

FLOOR PLANS

A1



SECOND LEVEL AREA PLAN
SCALE: 3/16" = 1'-0"



MAIN LEVEL AREA PLAN
SCALE: 3/16" = 1'-0"



767 E. Hayfield



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DESIGN GROUP