



RIVERFRONT

at las colonias **PARK**

Grand Junction, Colorado

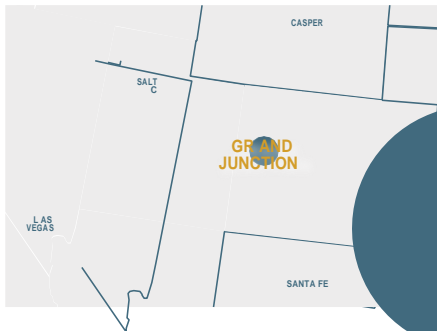


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THE RIVERFRONT STORY

RIVERFRONT at las colonias **PARK** offers the next generation company and workforce an immersive experience geared toward wellness, community and unparalleled outdoor access.



Located in Grand Junction, Colorado's largest city west of the Rocky Mountains, **RIVERFRONT** at las colonias **PARK** offers unmatched access to Colorado's greatest natural resources and stunning outdoor spaces for both recreation and development. By integrating world-class outdoor fun, a collaborative community, and high end fit and finish, the 15-acre development seeks to honor and support a healthy community lifecycle between work, play and commerce.

RIVERFRONT provides a truly unique opportunity for visionaries seeking an outdoor-centric setting that will

play host to an industry-focused community where collaboration will help you and your fellow outdoor businesses achieve a higher level of performance. Companies located within **RIVERFRONT** will thrive on the energy of one of the Western U.S.'s most vibrant sectors, with adjacency to the very spaces where your products and services are utilized and can be tested. From manufacturers to service providers to builders to designers, this development offers both a physical and social environment for your active, vibrant team to connect and grow professionally and personally.



DESIGNED WITH
THE ENVIRONMENT,
YOUR INDUSTRY &
RECREATION IN MIND



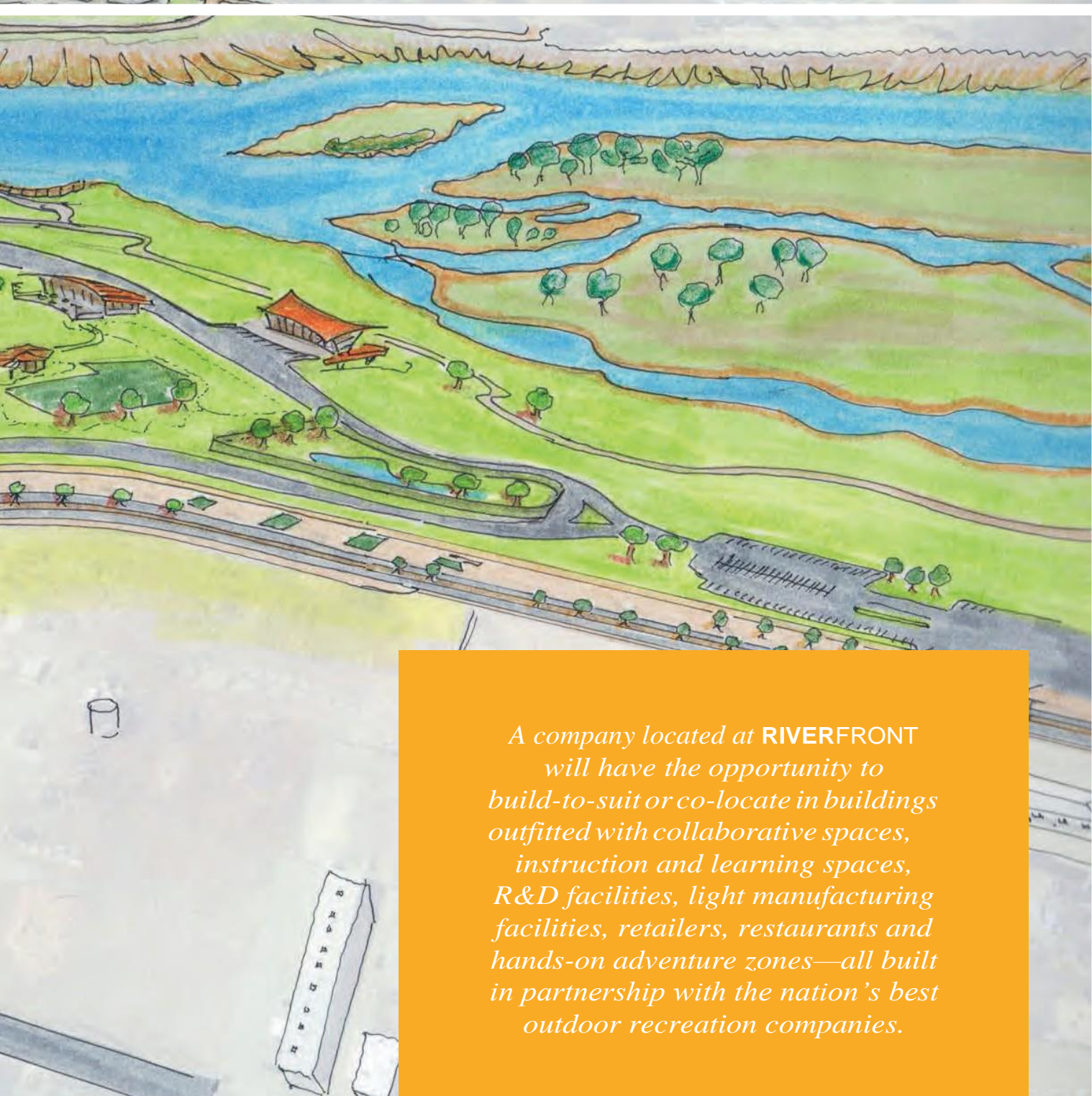


Currently underway, **RIVERFRONT** at las colonias **PARK** will incorporate this industry's passion for the outdoors into the infrastructure itself. All buildings—both provided and those built-to-suit—will incorporate sustainable design practices from LEED, Green Globes, and like-minded industry leaders. The total office park will embrace the natural environment around it both visually and with an eye toward protecting our natural resources.

Outdoor meeting zones will be scattered amongst the buildings, providing opportunities for executives to get outside and recharge or to share inspired time with their contemporaries. Recreational amenities will include an open space park, aerial adventure, bike trails, retail outlets and a river recreation zone. Shared conference rooms, large format training spaces and expandable warehouse sections will provide our partner businesses state-of-the-art resources at reduced costs to each individual company.







A company located at **RIVERFRONT** will have the opportunity to build-to-suit or co-locate in buildings outfitted with collaborative spaces, instruction and learning spaces, R&D facilities, light manufacturing facilities, retailers, restaurants and hands-on adventure zones—all built in partnership with the nation's best outdoor recreation companies.

A COMMUNITY BRIMMING WITH RESOURCES

Grand Junction's outstanding outdoor amenities are complemented with a diversified and skilled workforce, an expanding education system, and leading regional healthcare and transportation access.



Grand Junction is also a safe, welcoming place to live and grow a business without the traffic, high taxation and environmental congestion of many Colorado Front Range cities.



ROBUST RECREATION COMMUNITY

Recreation businesses such as Bonsai Design, Leitner-Poma, DT Swiss USA, Mountain Racing Products (MRP) and Loki Outdoor Clothing are all headquartered in Grand Junction, with Bonsai Design already committed as an anchor tenant within the RIVERFRONT site.



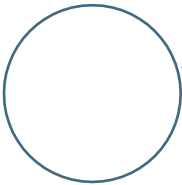
LAS COLONIAS PARK

This new 123-acre park, located along the Colorado River and adjacent to the planned RIVERFRONT development, began its phased construction in 2015. Already open and thriving, the site is host to active recreation opportunities on its trails, fields and open spaces. It hosts restrooms and shelter facilities, numerous trail connections, a native arboretum and a structured playground. A brand new amphitheater opened in the Summer of 2016 and offers regular concerts and public events.



TALENT POOL

Colorado Mesa University, Western Colorado Community College, IntelliTec Technical Trade College, and Colorado Christian University are all located within 20 miles of **RIVERFRONT**. In addition, the Mesa County Workforce Center and Business Incubator offer businesses comprehensive opportunities to develop a highly skilled workforce.



TRANSIT RESOURCES

Home to its own regional airport, Grand Junction is also located directly in between two of the country's largest international airports in Denver and Salt Lake City by way of a 4-hour drive. The Amtrak Zephyr passenger line runs through Grand Junction, offering another great travel option for residents of our region.

The Union Pacific Railroad runs two lines on its Western Corridor right through the city, along with two major highway corridors—Interstate 70 and U.S. Highway 50—making product distribution especially easy compared to many competing locations in the region. Additionally, there are over 100 trucking or freight operations in the area helping ease the challenges of road-based distribution.



GRAND JUNCTION FACTS & STATS



WHY CHOOSE GRAND JUNCTION?

- Named By Forbes in 2016 as a "Best Small Place for Business and Careers."
- A Designated Enterprise Zone and First to Offer the Jump-Start "Tax Holiday."
- Median Home Price: \$218,000
- % Population Under 35: 45%
- A Regional Healthcare Hub and Home to a Level II Trauma Center

CONTACT US

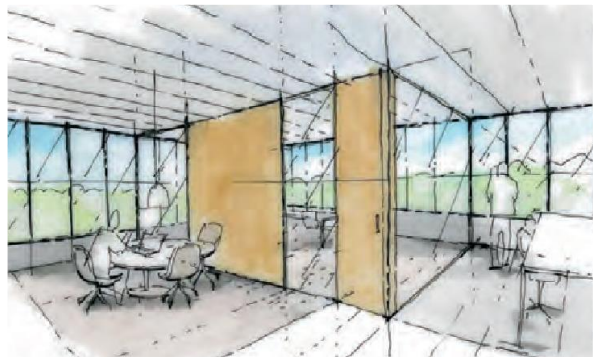
*Interested in learning more about the potential to locate your headquarters, research & development center, manufacturing facility or branch office in **RIVERFRONT** at las colonias **PARK**?*

**CONTACT US AT THE
GRAND JUNCTION
ECONOMIC PARTNERSHIP:**

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Select photos & renderings courtesy of Bonsai Design, CMU—Ken Redding, Copper Club Brewing Company, Kannah Creek Brewing Company, Powderhorn Mountain Resort, Rooted Gypsy Farms, Travis Anderson, Tyler Logan Photography and Vitality Films.



*"Whether it's a quick climb up a manufactured climbing wall, a leisurely stroll through the art walk or around Butterfly Lake, Grand Junction's **RIVERFRONT** at las colonias **PARK** development will provide you and your employees a well-stitched harmony of work and play. We can't wait for you to join us here."*

Thaddeus Shrader, CEO of Bonsai Design

www.RiverfrontColorado.com

