

512,879 SF
Available

Constellation Golden Technology Center

5902 McIntyre Street, Golden, CO 80403



Delivering Q4 2026



Building 1.....	202,930 SF
Building 2.....	169,569 SF
Building 3.....	140,380 SF

Total 512,879 SF

- Unique opportunity in Denver’s highly desirable and supply constrained west submarket in Golden, CO. Tenant’s will be able to service the entire Denver MSA from this location.
- Class A Business Technology Park ideally situated to cater to high-tech manufacturing and research & development uses that serve the community.
- “Green ready” design, including conduit for EV charging, to accommodate tenant-specific ESG needs.
- Frontage on McIntyre Street with direct access to Colorado State Hwy 58 and I-70.

Divisible to
30K – 200K

32’
clear height

130’–190’
Truck Courts

2 minutes
to Hwy 58



This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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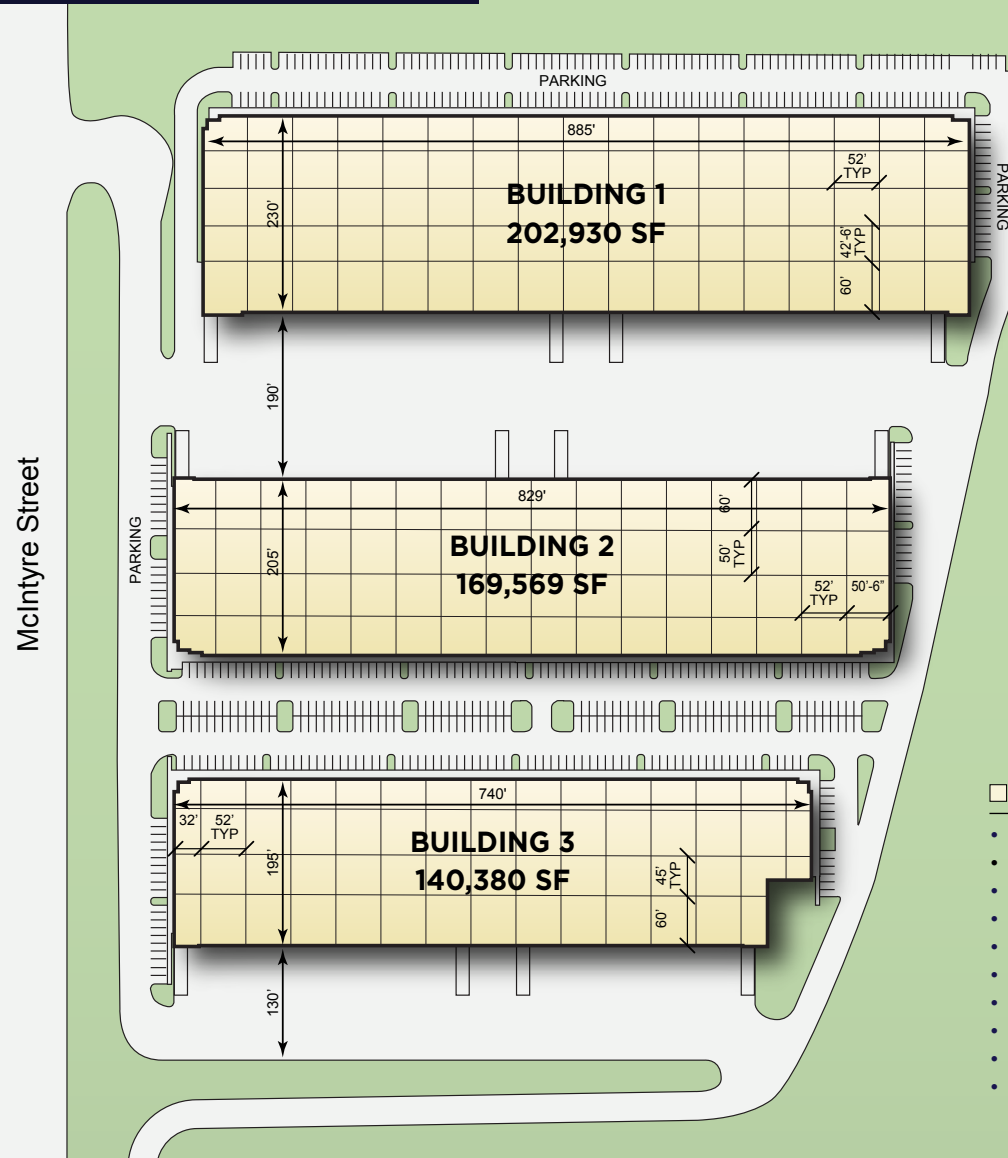


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BUILDING 1 DETAILS

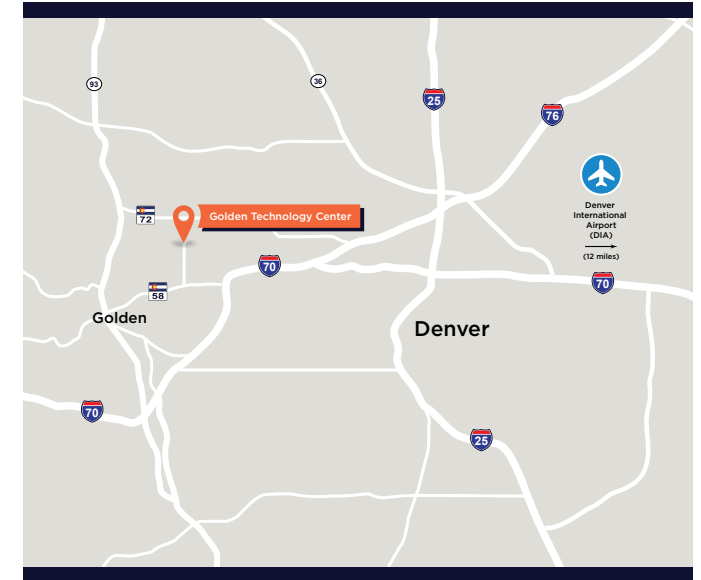
- 202,930 SF
- Spec Office Space: 2,800 SF
- 52 dock high doors
- 4 ramped doors
- 32' clear height
- ESFR
- 206 car parks
- 6-inch slab
- 190' shared truck court
- 3,000 Amps

BUILDING 2 DETAILS

- 169,569 SF
- Spec Office Space: 2,800 SF
- 45 dock high doors
- 4 ramped doors
- 32' clear height
- ESFR
- 232 car parks
- 6-inch slab
- 190' shared truck court
- 3,000 Amps

BUILDING 3 DETAILS

- 140,380 SF
- Spec Office Space: 2,800 SF
- 34 dock high doors
- 4 ramped doors
- 32' clear height
- ESFR
- 195 car parks
- 6-inch slab
- 130' truck court
- 3,000 Amps



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Drive Times

Arvada	5 min
Wheat Ridge	9 min
Lakewood	12 min
Westminster	17 min
Denver CBD	19 min
Boulder	20 min

1.6 miles to Highway 72

W 64th Street

Constellation Golden Technology Center

McIntyre Street



2 miles to Highway 58

±15 miles to
Downtown Denver



±5 miles to
Downtown Golden