



GATEWAY STATION *Gazette*

SUMMER 2006

LUXURY LIVING IN DOWNTOWN GOLDEN ... YOUR GATEWAY TO A COLORADO WAY OF LIFE

GATEWAY STATION

A MIXED-USE DEVELOPMENT BY  NexCore GROUP

Residences at Gateway Station
Marketed exclusively by



Ali van Westenberg
Coldwell Banker Residential Brokerage
303.601.0260 or 303.526.2500
www.GoldenGatewayStation.com

Summer events in Golden

June 10: Wild West Auto Roundup
Begins with the Golden Farmers Market at 8:00 AM. Washington Avenue will be filled with over 200 vintage cars and rides & activities in Parfet Park. Look for the Gateway Station tent and Ali van Westenberg's two vintage autos on 13th Street near Washington Avenue!



Saturdays: Golden Farmers Market
Every Saturday (June 3 to October 7) from 8:00 AM to 1:00 PM in Historic Golden at Illinois and 10th Streetso, next to the Golden Library.

July 28-30: Buffalo Bill Days
Three days of food, fun, arts and crafts, entertainment, brewfest, parade, and more!

Aug. 18: Music & Movies in the Park
This year's free series runs 5 consecutive Friday nights beginning August 18 in Parfet Park at 10th & Washington.

Aug. 19-20: Golden Fine Arts Festival
Award-winning festival features fine arts and entertainment in Historic Downtown Golden and Clear Creek History Park.

On track for planned summer ground break

The Gateway Station project team is going full steam ahead! The shops, offices, and 34 luxury residences at 1299 Washington in downtown Golden are scheduled for completion in the fall of 2007.



OZ Architecture is putting the final touches on design drawings and construction details for the building in anticipation of applying for a building permit with the City of Golden in the coming weeks. Work will start in June to dismantle the inside of the old

Hested's building in preparation for a planned August demolition. Actual new construction is scheduled to begin in late September or early October. Keep an eye out for an announcement of the big Demolition Party and come out and help us take down the big box!

If you haven't reserved your residence yet, call us or come by the Sales Center soon. We're filling up fast, but there are still some beautiful units available starting in the low \$300's. Every unit has gorgeous city and mountain views.

The Sales Center is located at 13th and Jackson, behind the Hested's building and is open Friday through Tuesday from noon to 5:00 p.m. and by appointment (call 303-526-2500). Come by and check out which units are still available ... don't wait too long!

Lock in your rate with GMAC Mortgage Corp today and guard against interest rate hikes through closing

Now there's another reason to hurry and reserve a luxury residence at Gateway Station—you can stop worrying about tomorrow's interest rate and start looking forward to your beautiful new home! One of Gateway Station's preferred lenders, GMAC Mortgage Corporation, is offering a plan to help buyers outsmart interest rates—an Interest Rate Cap program.

The Interest Rate Cap program locks in the buyer's interest rate up to closing with the benefit of a float down option 28 days prior to closing. If market rates are lower than the "cap rate" at which the

buyer locked in, they will get the lower market rate.

For more information on the Interest Rate Cap, contact Jennifer Tulcan of GMAC at (303) 914-3828.



Gateway Station buyers thrilled with great amenities and location

Longtime Golden residents Tim and Diane Pasquarelli were among the first group of buyers at Gateway Station and talked to us recently about what they love about their new home in downtown Golden.

“We are thrilled to be among the lucky ones to be able to say downtown Golden at Gateway Station will be our home. It will provide just the right amount of space with all the luxury that we need now that we are semi-retired.

We have wonderful plans to enjoy

watching the kayakers in Clear Creek, have romantic dinners (yes, there is still romance after 50), meet friends for coffee or lunch, go to live theater, shop for gifts, drop packages off at the post office, volunteer for the Golden Visitor Center and Farmers’ Market and NEVER have to get into the car!”

The couple went on to say that the location, right in the heart of Golden, is the perfect location for semi-retired professionals like themselves.

“We can walk to everything: coffee in the morning at our choice of three coffee shops within one block, breakfast at either of two restaurants within two blocks, lunch at four sandwich shops or six restaurants within three blocks, or, a romantic candlelight dinner on our own balcony or any of the restaurants.

Golden is a great town with a lively and dynamic center of activity all within three or four minutes walk from Gateway Station.”



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Award-winning OZ Architecture designing condominiums in downtown Boulder

Gateway Station’s architects, Boulder-based OZ Architecture, are in high demand designing similar mixed-use developments across the Front Range. The firm most recently completed the design for a planned redevelopment of the former Trios Building at Broadway and Canyon Boulevard in Boulder.

Similar to Gateway Station, the four-story project will include a mix of retail, commercial, and residential space in a redeveloped building in a popular, vibrant downtown location. But in Golden’s sister city to the north, the Boulder project is

selling at per square foot prices of up to \$700, nearly double those at Gateway Station with comparable amenities and appointments.

Says OZ Architecture principal Bob West, “Our Boulder project is very similar to Gateway Station in the style, level of luxury and amenities. However, since Golden is the ‘undiscovered gem’ of the Front Range, prices are much more affordable than downtown Boulder, offering significant value and, in my opinion, equity appreciation to residents of Gateway Station.”



Sample Gateway Station residence interior