

Gateway Center

136 HEBER AVE
PARK CITY, UT 84060

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION





Park City Main Street

At the center of Historic Park City is Main Street—home to over 200 unique businesses and the trailhead to your mountain town adventure. Visitors can shop among over 100 independent boutiques, dine at 50 one-of-a-kind restaurants, relax at a restorative spa, ride the town lift to play in the mountains, stay in style within a short walk of everything, revel in our spirited nightlife, discover something to treasure from our lively art community, connect with someone who can help you start a life in Park City, or meet within the heart of a mountain town. In today's Park City the riches lie above ground and the prospects are looking good.

Source: historicparkcityutah.com/about-us

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PROPERTY HIGHLIGHTS

- Offering an attractive HQ for solid PC businesses
- Plug and play
- New contemporary furnishings
- Allocated and covered parking
- Experienced and known landlord
- Fabulous building amenities: private gym with personal training, coffee, lunch, dinner
- Similar like-minded tenants
- Building refurbishment plans underway!
- FedEx and UPS drop off boxes
- 5 minute walk to the post office, which delivers mail directly to the building
- Walking distance to ski lifts

AVAILABLE FOR TENANT NAME

AVAILABLE FOR TENANT BRANDING

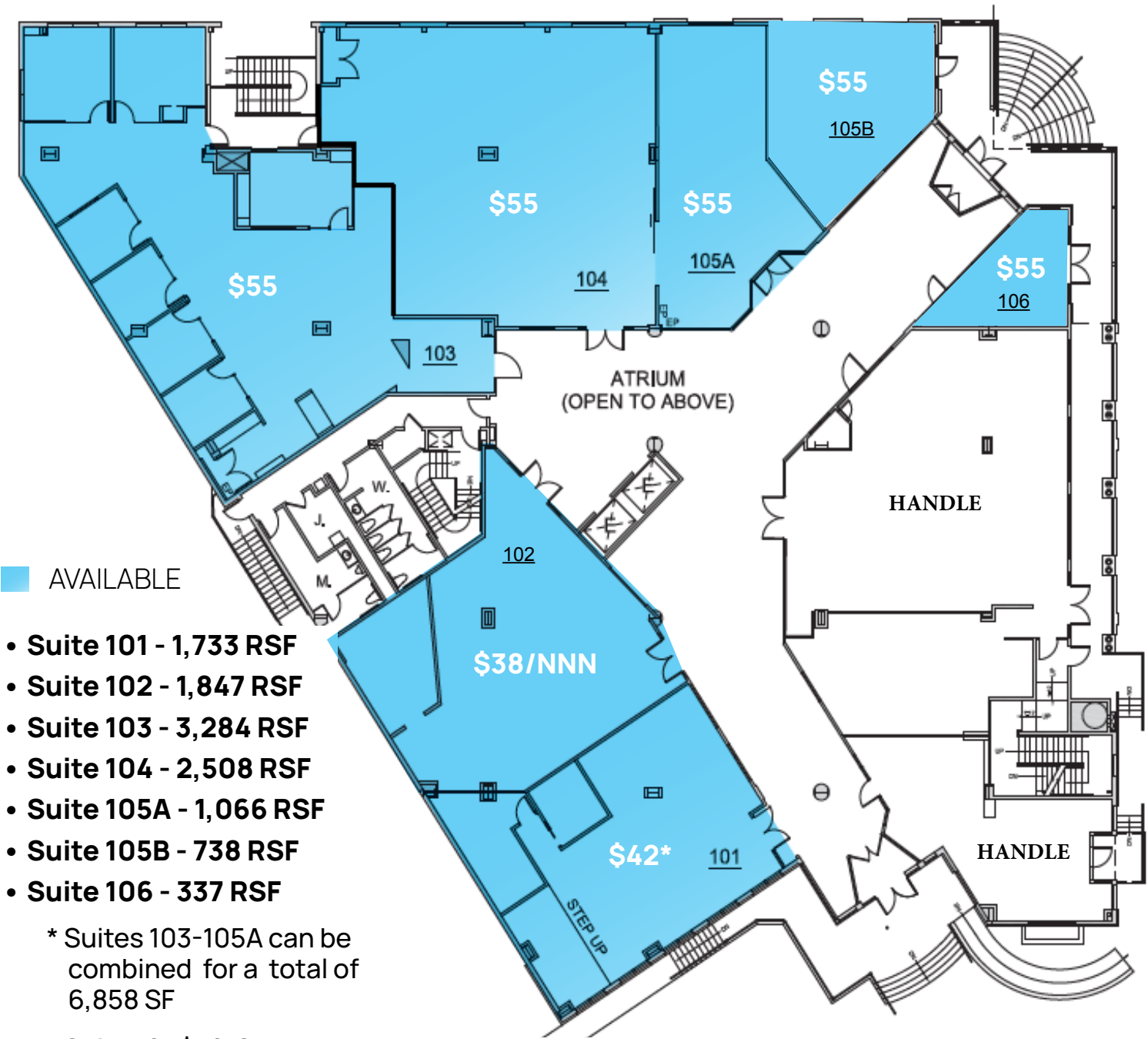
AVAILABLE FOR TENANT PARKING



FIRST FLOOR

\$38.00 - \$55.00 NNN

LEASE RATE + CAM (EST. \$10.13/SF)



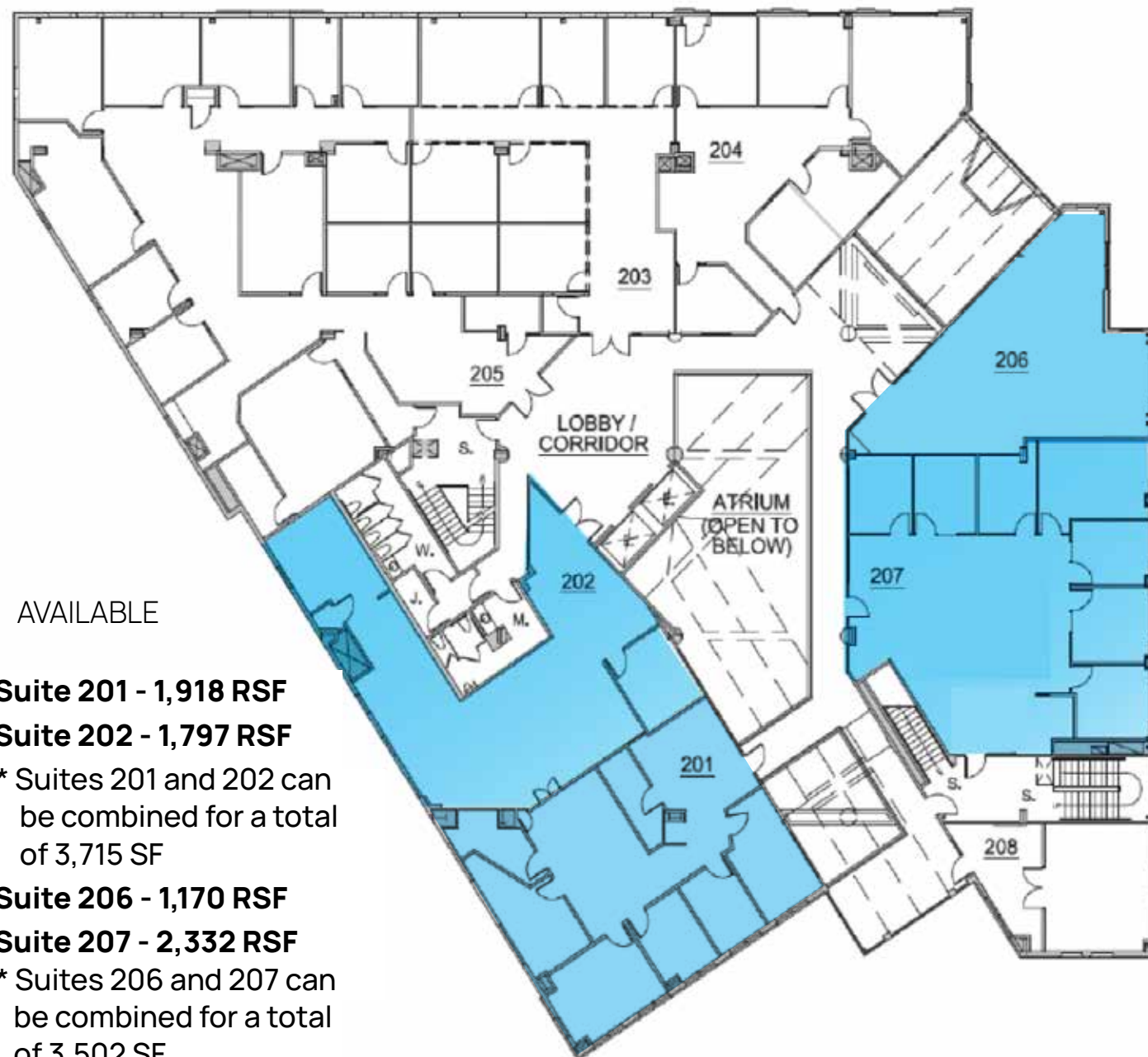
- AVAILABLE
- Suite 101 - 1,733 RSF
 - Suite 102 - 1,847 RSF
 - Suite 103 - 3,284 RSF
 - Suite 104 - 2,508 RSF
 - Suite 105A - 1,066 RSF
 - Suite 105B - 738 RSF
 - Suite 106 - 337 RSF
- * Suites 103-105A can be combined for a total of 6,858 SF
- * Suite 101 \$52/SF NNN with patio use



SECOND FLOOR

\$40.00 NNN

LEASE RATE + CAM (EST. \$10.13/SF)



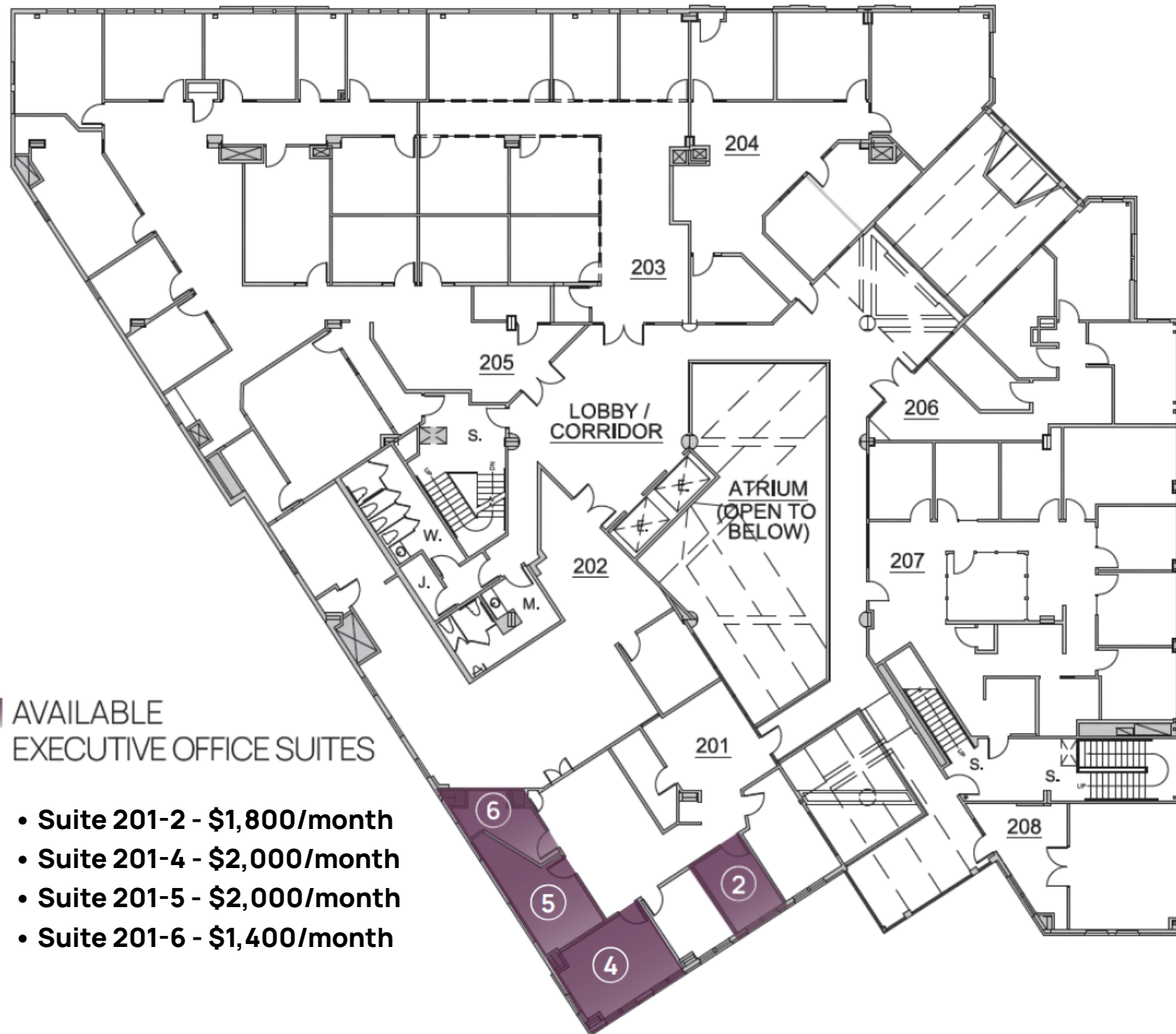
- **Suite 201 - 1,918 RSF**
- **Suite 202 - 1,797 RSF**
 - * Suites 201 and 202 can be combined for a total of 3,715 SF
- **Suite 206 - 1,170 RSF**
- **Suite 207 - 2,332 RSF**
 - * Suites 206 and 207 can be combined for a total of 3,502 SF



SECOND FLOOR

4

EXECUTIVE OFFICES AVAILABLE



GATEWAY CENTER



PARK CITY HISTORIC DISTRICT	
Shopping	Dining
Woodbury Jewelers	350 Main Brazzerie
OC Tanner	Chimayo
Gorsuch	Cafe Terigo
Rocky Mountain Chocolate Factory	Flanagan's on Main
McMillen Fine Art Photography	Shabu
Hilda	No Name Saloon
Norsk Leather & Fur	Riverhorse on Main
Terzian Galleries	Fletcher's
Lulu Lemon	Yuki Yama Sushi



Area Overview

Park City in Summit County, Utah, is part of the Wasatch Back. The city is 32 miles southeast of downtown Salt Lake City and 20 miles from Salt Lake City’s east edge of Sugar House along Interstate 80. On average, the tourist population greatly exceeds the number of permanent residents. The city brings in a yearly average of \$529.8 million to the Utah Economy as a tourist hot spot, \$80 million of which is attributed to the Sundance Film Festival. The city has two major ski resorts: Park City Mountain Resort and Deer Valley Resort. Both ski resorts were the major locations for ski and snowboarding events at the 2002 Winter Olympics. Deer Valley Resort® has been rated #1 ski resort in the country many times and in 2015, Park City Ski Resort and Canyons resorts merged, creating the largest ski area in the U.S. In all, the resort boasts 330 trails, 43 lifts, and 6 terrain parks. The city is the main location of the United States’ largest independent film festival, the Sundance Film Festival, home of the United States Ski Team, training center for members of the Australian Freestyle Ski Team, the largest collection of factory outlet stores in northern Utah, the 2002 Olympic bobsled/skeleton/luge track at the Utah Olympic Park, and golf courses. Outdoor-oriented businesses such as backcountry.com, Rossignol USA, and Skullcandy have their headquarters in Park City. The city has many retailers, clubs, bars, and restaurants, and has nearby reservoirs, hot springs, forests, snowmobiling, hiking and biking trails.

SourceWikipedia

Summit County



42,988
Residents



16,670
Households



34,871
Total Employees



\$223,226
Average Income



40.9
Median Age



60.3%
Bachelor's Degree



Demographics

Population	Summit County
2024 Total Population	42,988
2028 Total Projected Population	46,062
2010 Total Population	36,324
2000 Total Population	29,736
2010-2020 Annual Rate	1.71%
2023-2028 Annual Rate	1.00%
2024 Median Age	40.9

Households	
2024 Households	16,670
2028 Projected Households	18,013
2010 Households	12,990
2000 Households	10,332
2010-2020 Annual Rate	2.00%
2020-2025 Annual Rate	1.67%
2023 Average Household Size	2.7

Income	
2024 Average Household Income	\$223,226
2029 Average Projected Household Income	\$235,534
2024 Median Household Income	\$141,157
2029 Median Projected Household Income	\$146,761
2024 Per Capita Income	\$86,593
2029 Projected Per Capita Income	\$92,500

Housing	
2024 Housing Units	27,422
2024 Occupied Units	60.80%
2024 Vacant Units	39.21%
2024 Owner Occupied Units	77.30%
2024 Renter Occupied Units	22.70%
2023 Median Home Value (PC Limits)	\$4,075,000

Employment	
Total 2024 Labor Population 16+	34,871
White Collar	71.55%
Services	15.84%
Blue Collar	28.45%

Source: Applied Geographic Solutions

Available for Lease

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