



STUART & COMPANY  
COMMERCIAL REAL ESTATE ADVISORY SERVICES





# TOLL CREEK

2700 and 2720 Homestead Road, Park City, Utah.

## Property Features

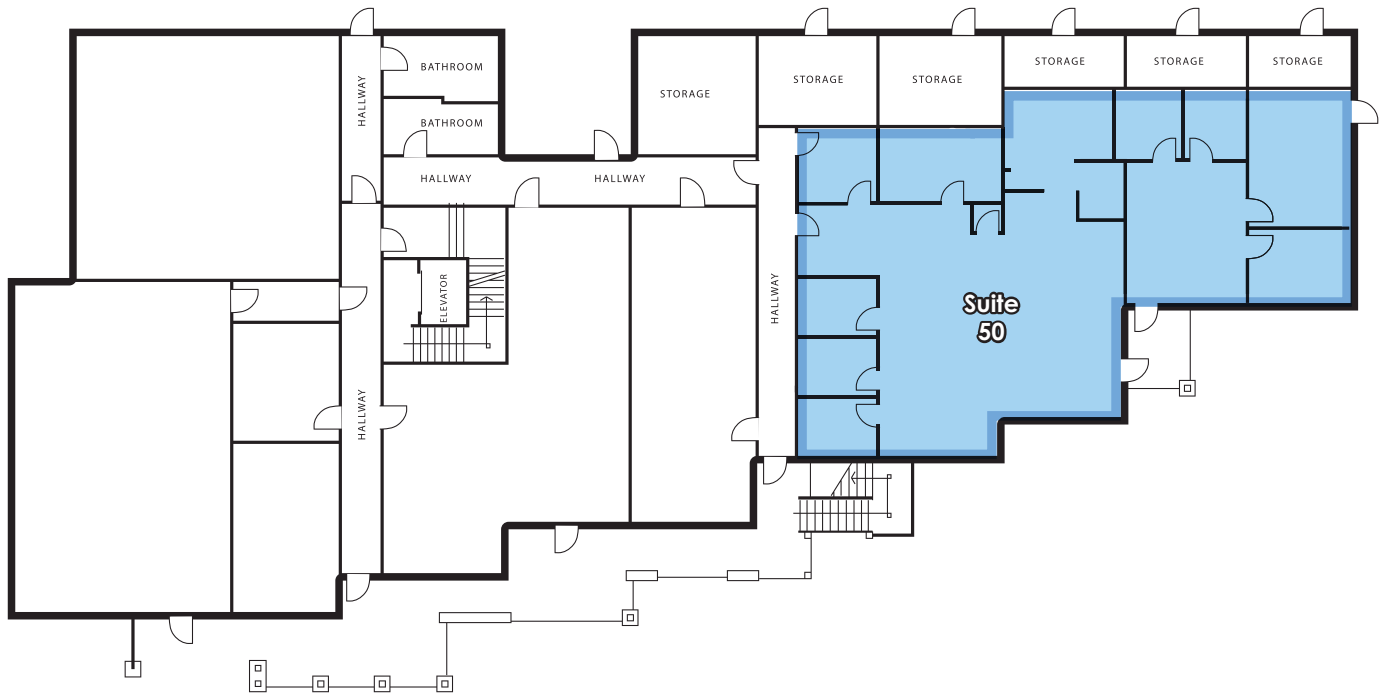
- Attached covered parking structure, very rare in the Park City market. Reserved parking is included as part of the lease.
- Positive synergies stemming from a solid base of professional occupants within the project, including: IHC, Albion Dental Center, Mountain Valley Eye Institute, American Natural Energy, Applegate, Blakemore Real Estate, and Allen Wealth Management.
- Very proximate to Interstate-80 freeway ramp.
- Shared conference room available to all tenants.
- Restaurants, U.S. post office, banks, office supply, business services, shopping and hotels all in close proximity.
- Elevator service.
- Relatively new construction, with the structures having been built in 2005 and 2007.
- Natural park-like setting, with views over Toll Creek Meadow and creek, and forested mountain range beyond.

Stephen D. Stuart  
(801) 656-7577  
stephen@stuartcompany.com

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## GARDEN LEVEL (2700 Homestead)



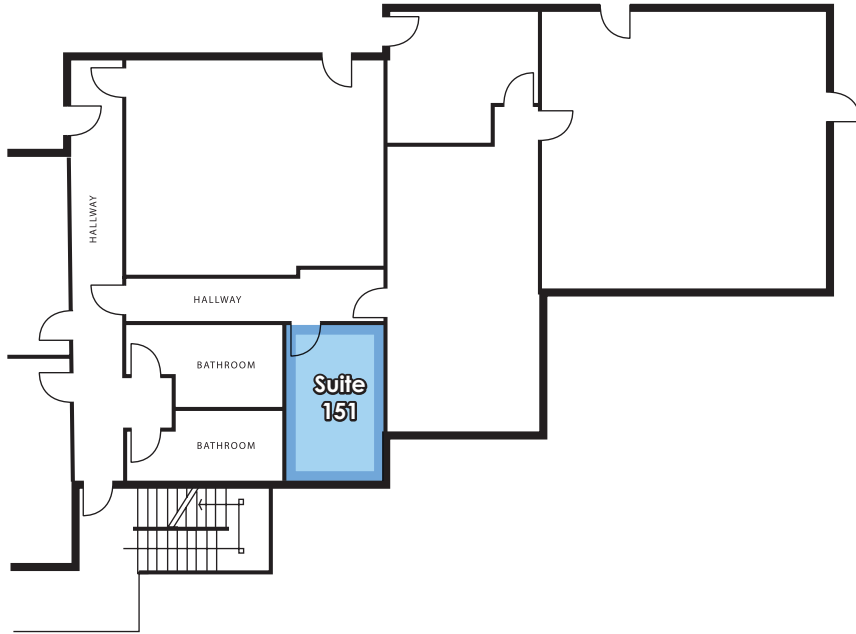
### Suite 50

Available immediately

- 3,405 RSF
- \$17.25/RSF, Triple Net asking rate



**GARDEN LEVEL** (2720 Homestead)



**Suite 151**

Available immediately

- 241 RSF
- \$25.95/RSF asking rate





# TOLL CREEK OFFICE

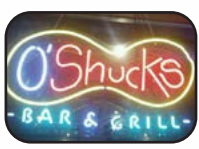
2700 and 2720 Homestead Road, Park City, Utah.



EXIT  
141



Jeremy Store



Edgemont Cleaners



STARBUCKS





