

Gateway Center

136 HEBER AVE
PARK CITY, UT 84060

**BERKSHIRE
HATHAWAY** | UTAH
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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

GATEWAY PARKING

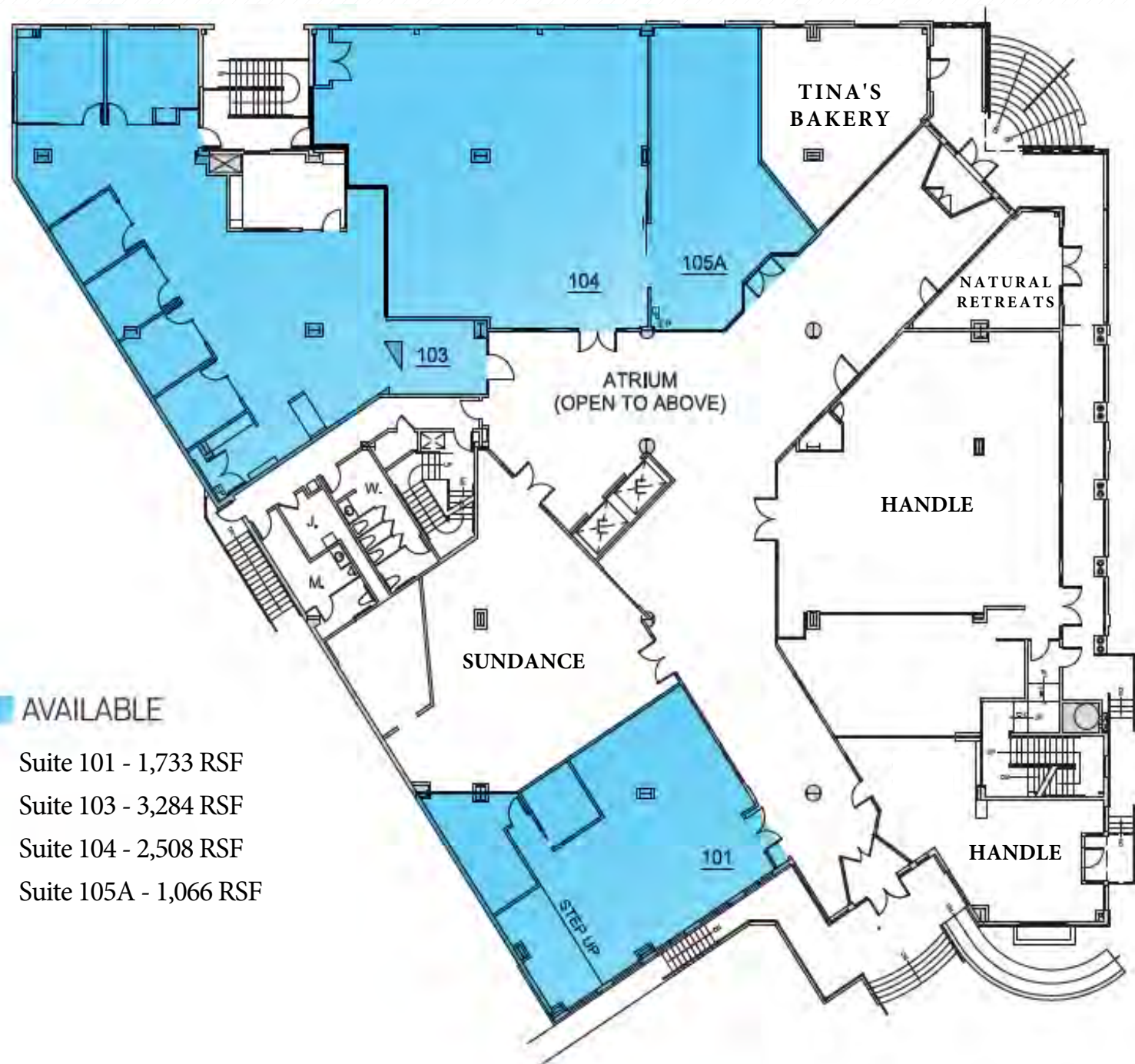
FIRST FLOOR

1,066 - 8,591

RENTABLE SQUARE FEET AVAILABLE

\$42.00-\$55.00

LEASE RATE + CAM (EST. \$9.47/RSF)



Floor One - Available Suites- \$55 PSF/ \$9.47 CAM

SUITE 10# - #,) %RSF



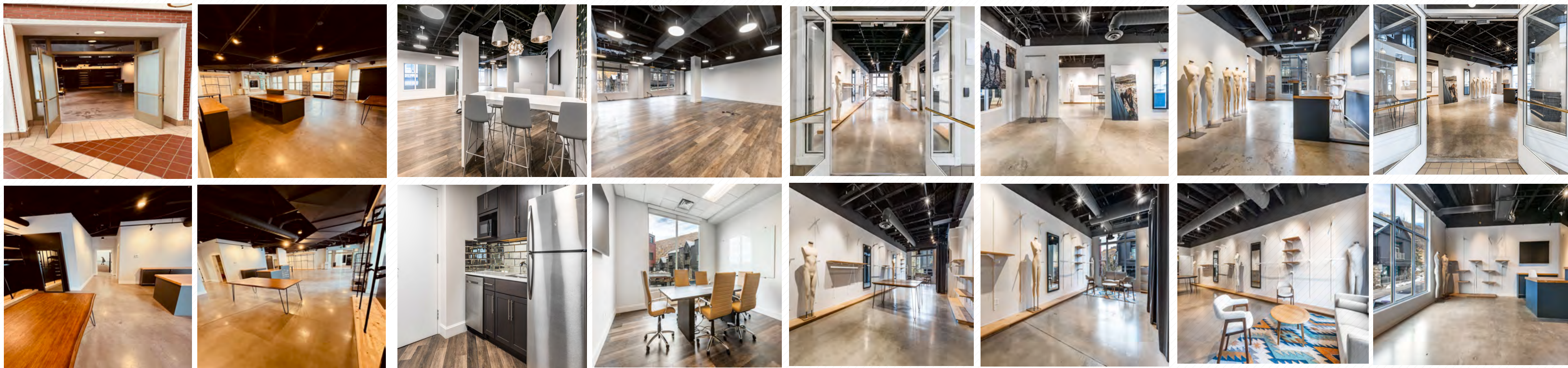
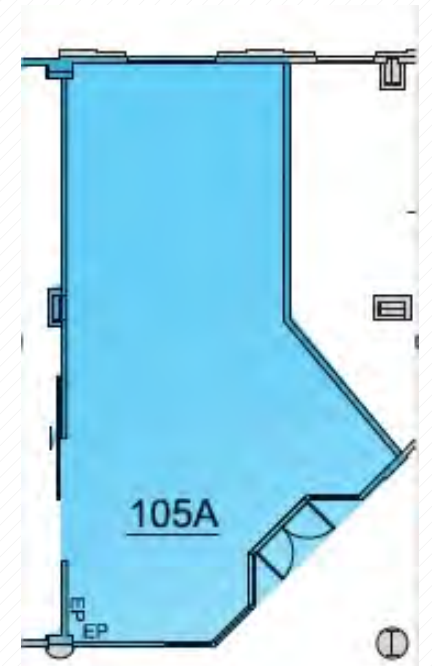
SUITE 103 - 3,284 RSF



SUITE 104 - 2,508 RSF



SUITE 105A - 1,066 RSF



SECOND FLOOR

4,129

RENTABLE SQUARE FEET AVAILABLE

\$40.00

LEASE RATE+ CAM (EST. \$9.47/SF)

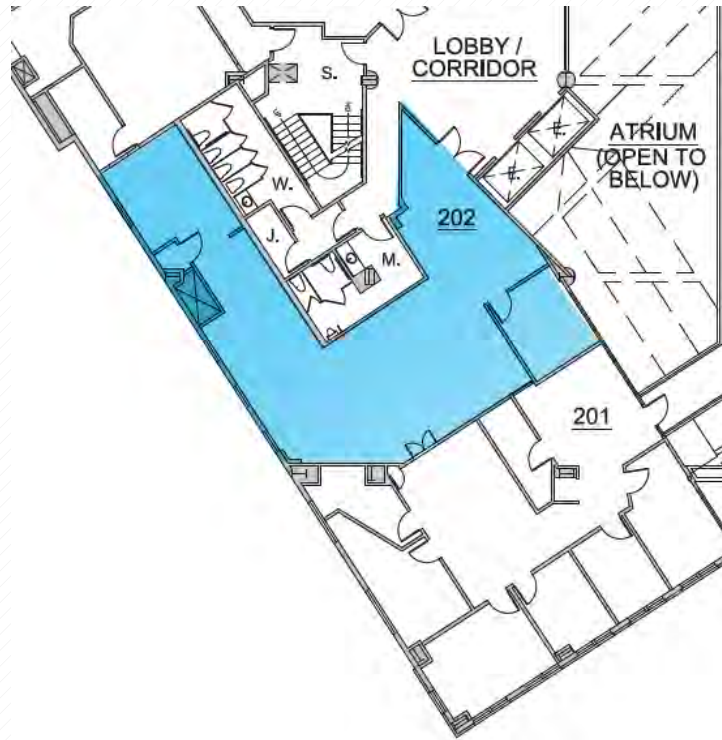


■ AVAILABLE

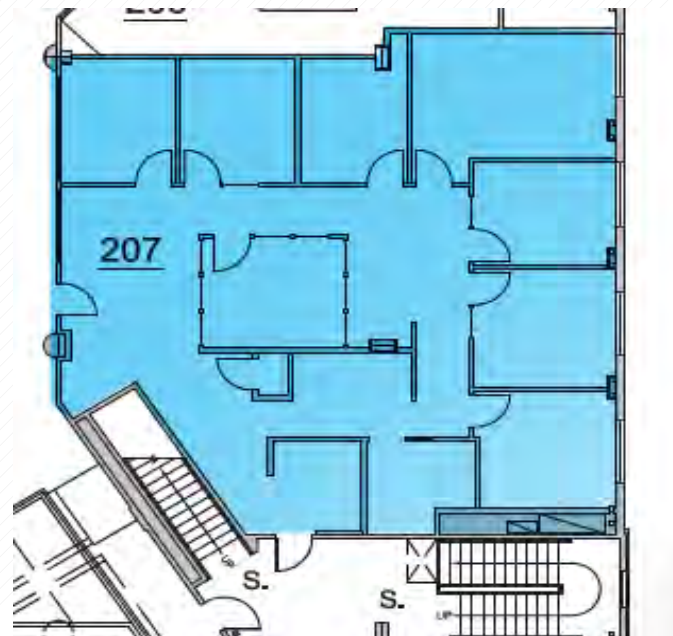
- Suite 202 - 1,797 RSF
- Suite 207 - 2,332 RSF

Floor Two - Available Suites- \$40 PSF/ \$9.47 CAM

SUITE 202 - 1,797 RSF



SUITE 207 - 2,332 RSF - (divisible into an executive suite)



SECOND FLOOR

2

\$1,400-\$2,000

EXECUTIVE OFFICES AVAILABLE

MONTHLY RATE FOR EXECUTIVE OFFICES



THIRD FLOOR

1,601

RENTABLE SQUARE FEET AVAILABLE

\$40.00

LEASE RATE + CAM (EST. \$ 9.47/RSF)

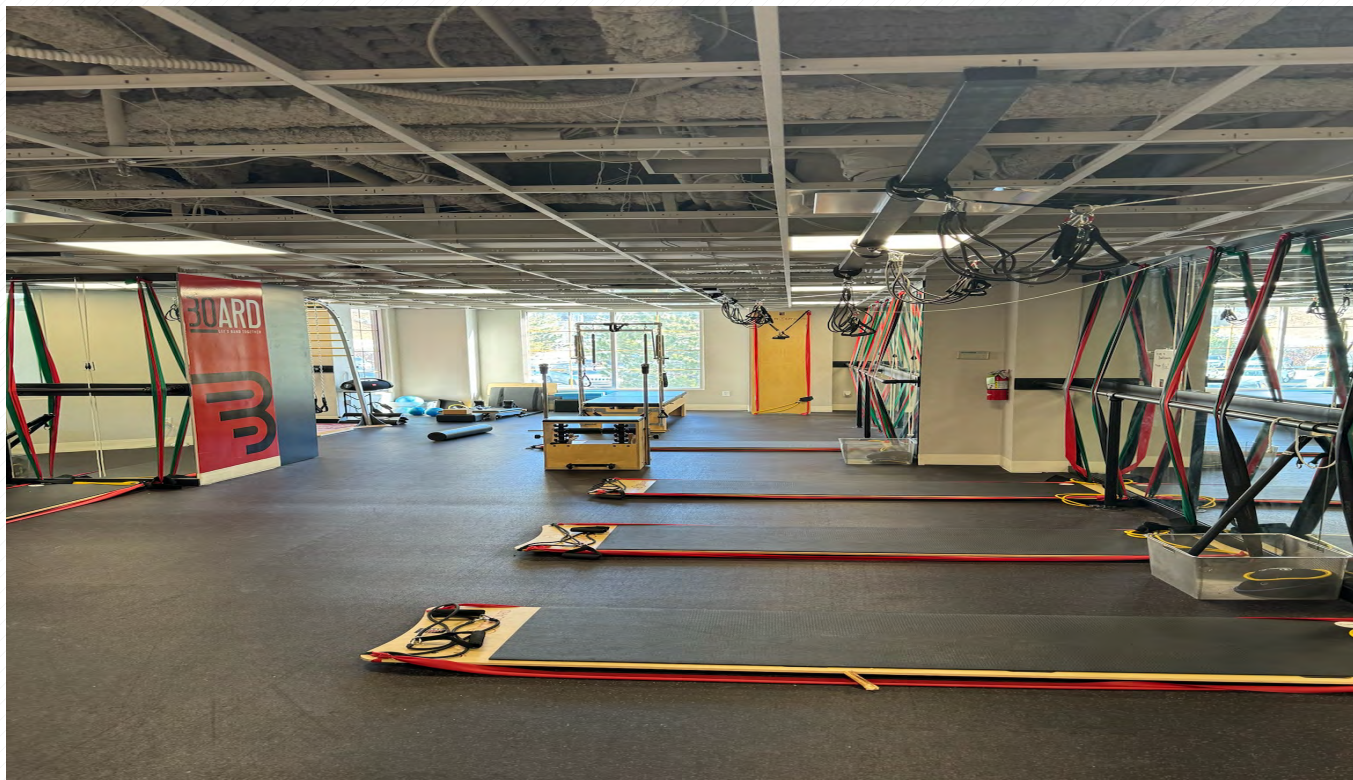




HISTORIC PARK CITY BUSINESS DIRECTORY

PARK CITY HISTORIC DISTRICT	
Shopping	Dining
Woodbury Jewelers	350 Main Braزرerie
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

GATEWAY CENTER



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.

Source: Wikipedia

Summit County



43,913
Residents



16,378
Households



30,834
Total Employees



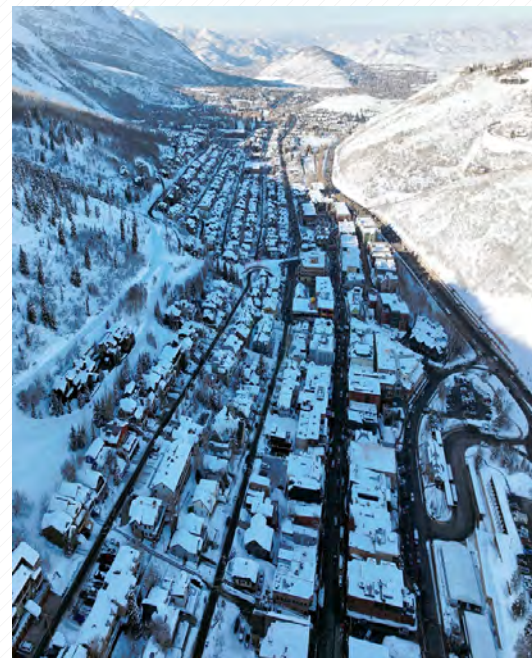
\$191,228
Average Income



40
Median Age



56.9%
Bachelor's Degree



Demographics

Population	Summit County
2023 Total Population	43,913
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%
2020 Median Age	40

Households	
2023 Households	16,378
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	
2023 Average Household Income	\$191,228
2028 Average Projected Household Income	\$184,655
2023 Median Household Income	\$147,869
2028 Median Projected Household Income	\$149,685
2023 Per Capita Income	\$71,363
2028 Projected Per Capita Income	\$72,251

Housing	
2023 Housing Units	26,773
2023 Occupied Units	61.2%
2023 Vacant Units	38.80%
2023 Owner Occupied Units	77.90%
2023 Renter Occupied Units	22.10%
2023 Median Home Value	\$762,655

Employment	
Total 2020 Population 15+	35,876
White Collar	70.10%
Services	16.30%
Blue Collar	29.90%

Source: Applied Geographic Solutions

Available for Lease

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