

Toll Creek

2700 Homestead Road, Park City, Utah

Leasing Opportunity



Leasing Opportunity Overview

Opportunity to lease either Suite 210 (1,392 rentable square feet) or Suite 230 (753 rentable square feet) at Toll Creek, located in the affluent, world class resort area of Park City, Utah. Per capita income in the county in which the property is located is \$259,993, which reflects a commanding lead over the remaining 28 counties in the State—182% higher than the next closest county and 305% higher than the average for the State of Utah. Park City lies in the midst of the beautiful Wasatch Mountains, and offers the benefits of resort life—while still affording all the amenities and opportunities of being in very close proximity to a major metropolis.

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COMMERCIAL REAL ESTATE ADVISORY SERVICES

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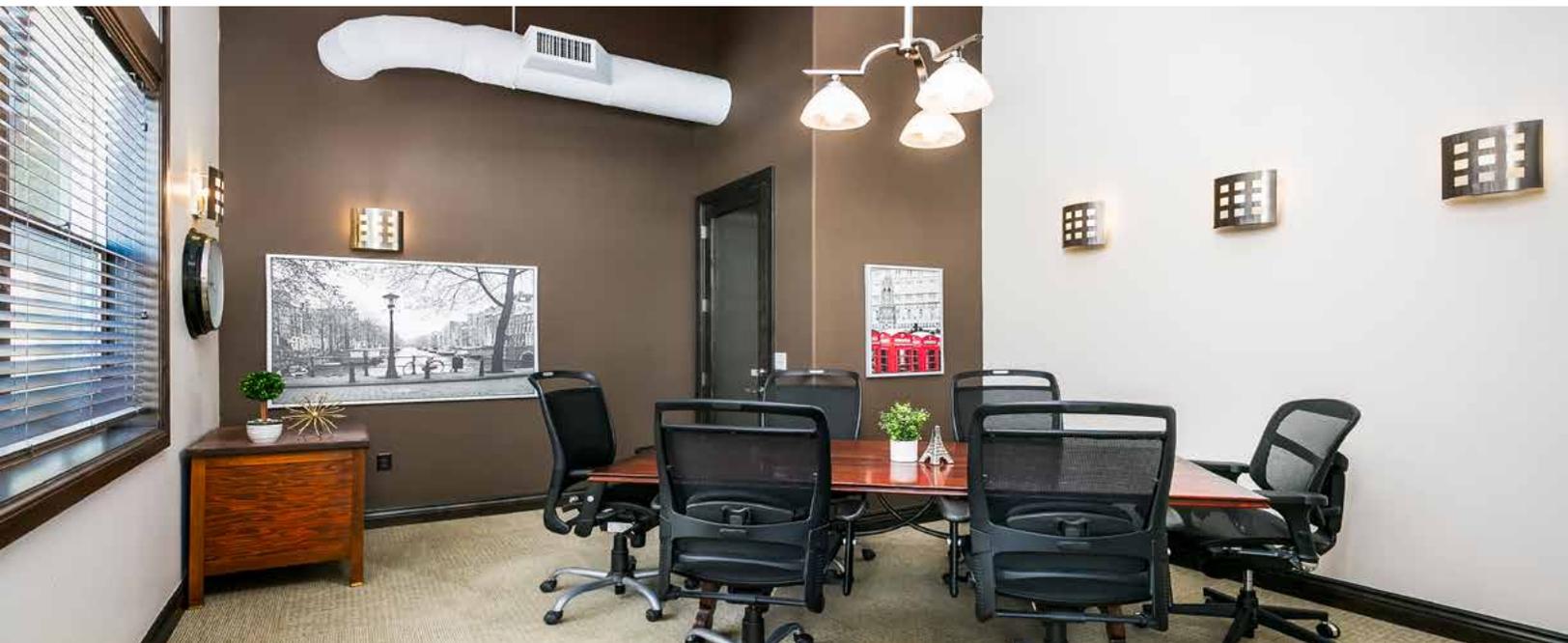
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Property Features

- Two separate Suites available, comprising 1,392 and 753 rentable square feet respectively.
- Attached covered parking structure with reserved stalls, a rarity in the Park City market, which typically experiences heavy annual snow fall.
- Break Room in Suite 210 with granite countertops, sink and cabinetry
- Conference space
- Superb access to Interstate 80. The property's strategic location provides convenient access to both Park City and the Salt Lake Metropolitan area—a quick 17 minutes to the west.
- Comcast's high speed telecommunications network is completely built out at the property, with a lightning fast 1.25 gigabytes of download capacity, and 35 megabyte upload service.
- Natural park-like setting, with generous open space, and views over Toll Creek meadow and creek, and a forested mountain range beyond.

Business Amenities

- More than 30 restaurants within a seven minute drive from the property, providing a wide variety of convenient options.
- Tanger Outlet Mall, with 67 shops, is only 2 ½ miles from Toll Creek. Additionally, sophisticated boutiques and galleries are located on historic Park City Main Street, 15 minutes from the property.
- Staples, Best Buy, Simply Mac, Verizon and AT&T are all within a seven minute drive of Toll Creek.
- Luxury lodging options abound in the Park City area. Possibilities include St. Regis, Waldorf Astoria, Montage and Stein Eriksen.
- Financial institutions in the vicinity include Wells Fargo Bank, Chase, Zions, U.S. Bank and Mountain America Credit Union—all within a six minute drive of Toll Creek.
- A UPS Store and the U.S. Post office are five minutes away from the property.



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Recreational and Cultural Opportunities

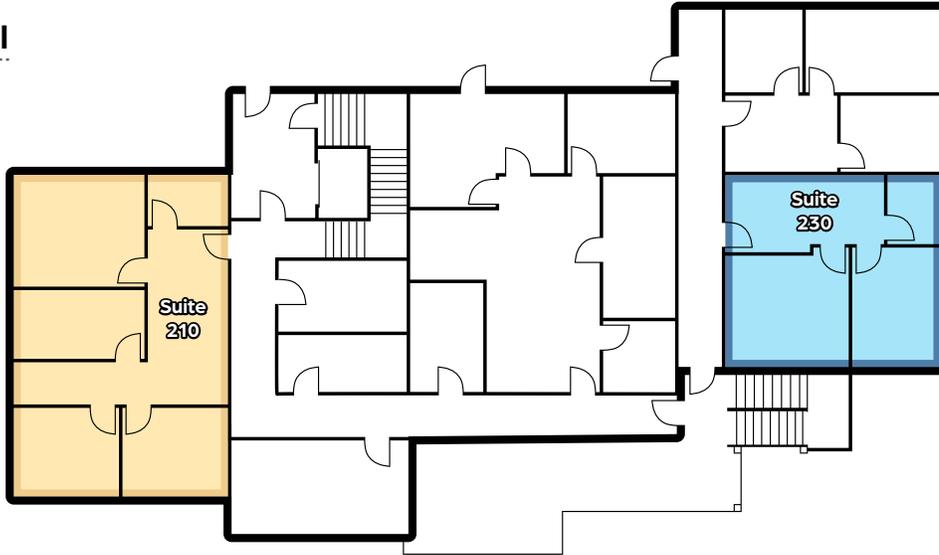
- Vail's Park City Mountain Resort, the largest ski area in the United States, with more than 7,300 acres of skiable terrain, is a short 8 minute drive from the property.
- Deer Valley, the luxury ski resort awarded best ski resort in the United States every year by the World Ski Awards since 2013, is only 11 miles from the property.
- Five golf courses are in close proximity to Toll Creek, including Jeremy Ranch Golf & Country Club, the only Arnold Palmer Signature Design Golf course in Utah, a mere 3/10th's of a mile from Toll Creek.
- Jordanelle Reservoir is 20 minutes from the property, affording waterskiing and fishing opportunities.
- The hills surrounding Park City offer more than 150 miles of public trails for hiking and biking, including lift served mountain biking.
- Other recreational amenities in close proximity include the Alpine Coaster, scenic lift rides, the Alpine Slide at Park City Mountain Resort and a zip line at the Olympic Park, a 2002 Winter Olympics venue.



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Second Level



Suite 210

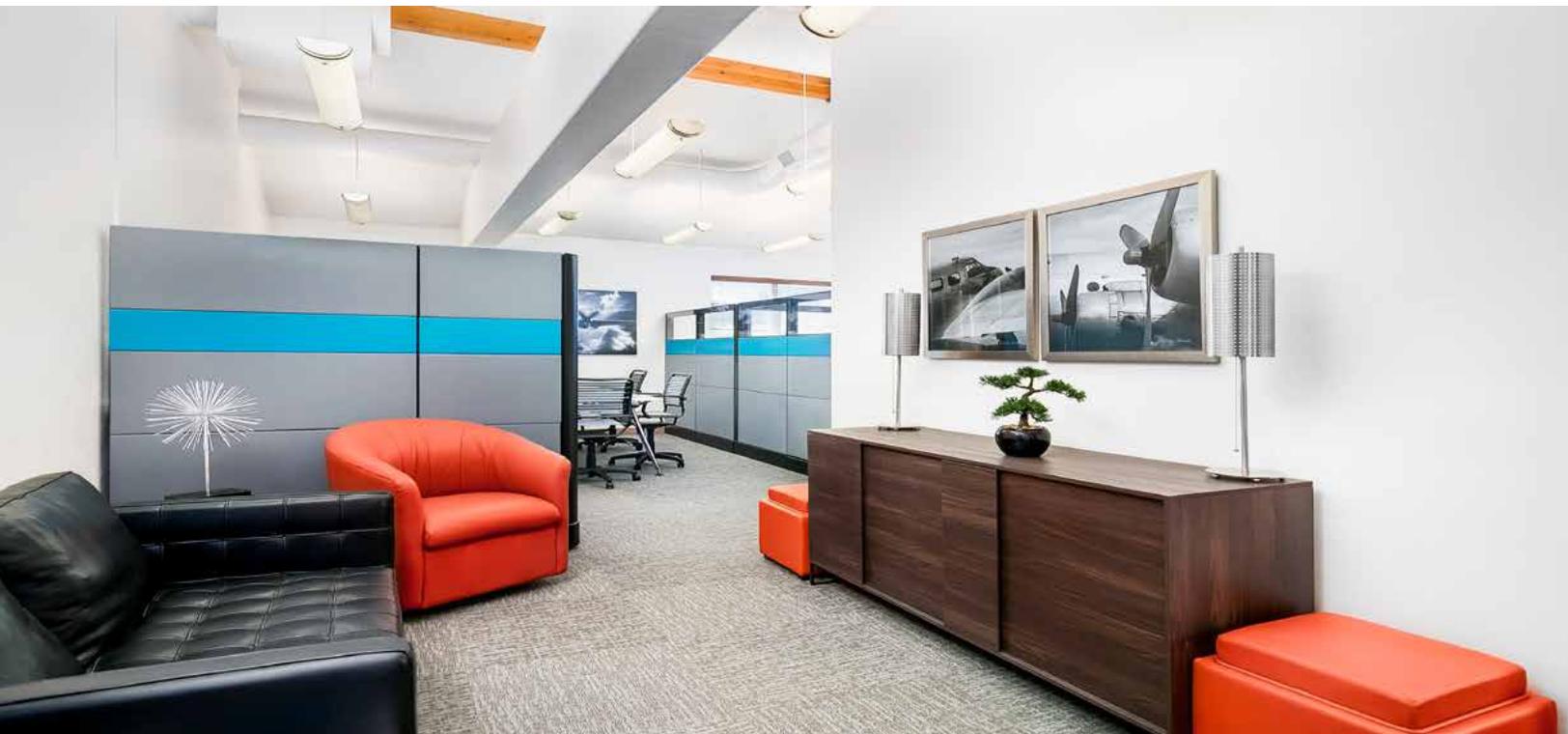
- 1,392 RSF
- \$19.75/RSF, Triple Net asking rate

Available immediately

Suite 230

- 753 RSF
- \$19.75/RSF, Triple Net asking rate

Available immediately



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★ Toll Creek

EXIT 141

 **Jeremy Store**









 **STARBUCKS**



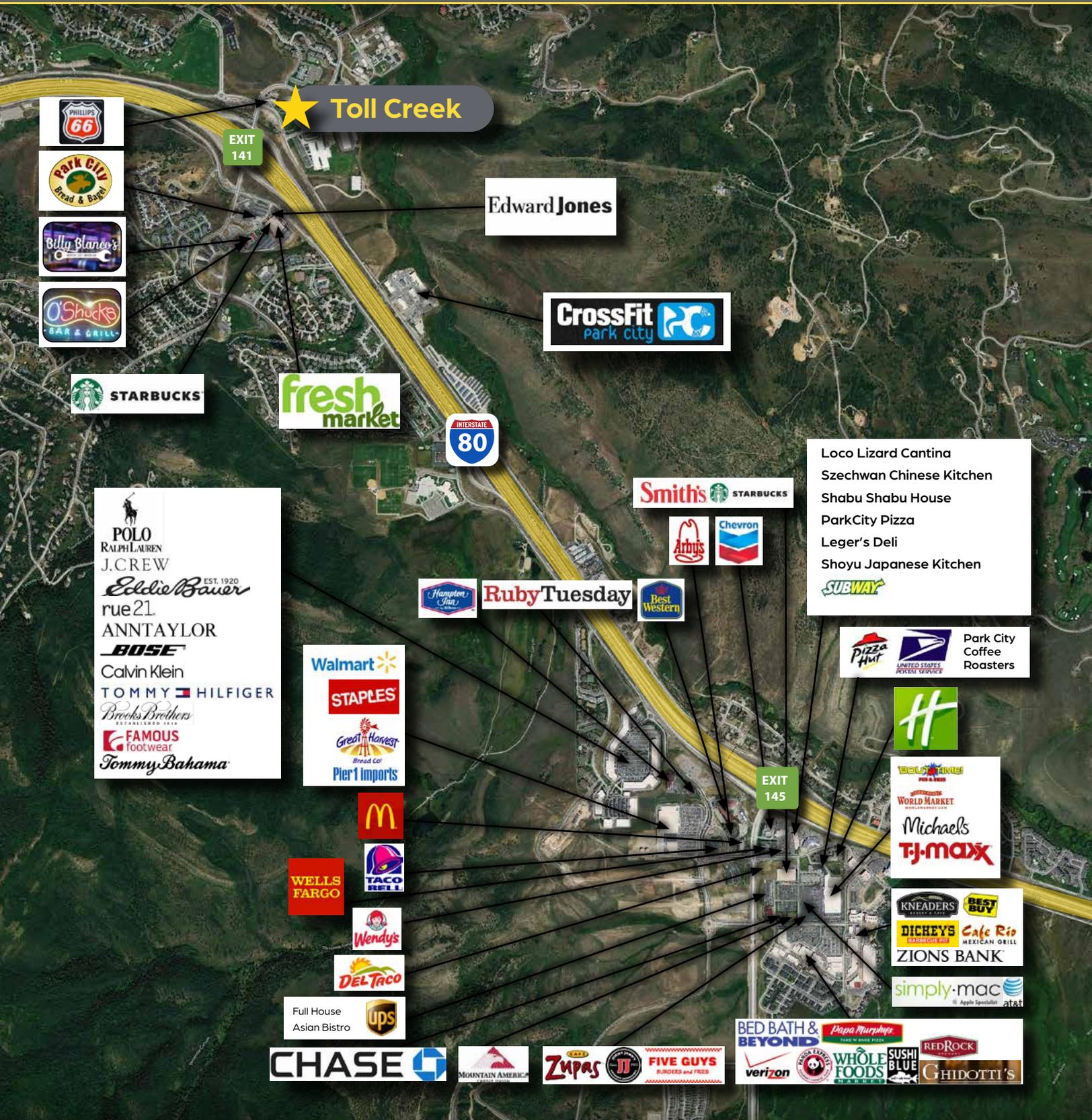
Edgemont Cleaners



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