



OFFICE/RETAIL SPACE FOR LEASE
The Gateway Center
 136 Heber Avenue, Park City, Utah



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Property Highlights

- **FIRST FLOOR SUITES:**
 101 (1,733 SF) of Retail at \$28 PSF NNN
 103 (3,284 SF) at \$25 PSF NNN
- **SECOND FLOOR SUITES:** *New to the market*
 203, 204 & 205-206 (1,920 - 8,626 SF)
 Available Configurations: 1,920 SF - 2,300 SF
 or 4,500 SF or all 8,626 SF at \$20-\$28, NNN
- Natural Daylight from all offices
- TI is negotiable depending on terms
- Short-term leases available
- Underground parking - reserved and public available
- Ample visitor parking
- Award winning Back Street deli and Handle restaurant
- Walking distance to Main Street, shops and restaurants
- Building conference room available
- Minutes to town lift



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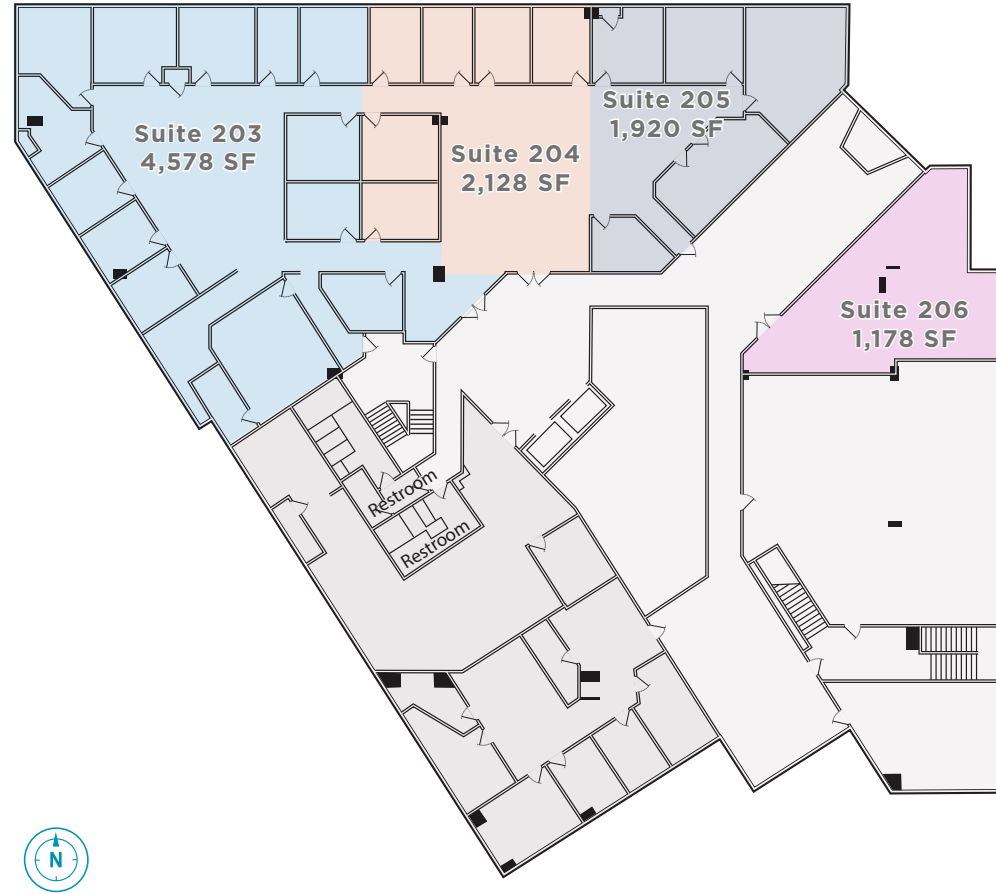
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FIRST FLOOR | RETAIL SUITES



SECOND FLOOR | GATEWAY CENTER



AVAILABLE SUITES		
NUMBER	SIZE	LEASE RATE
101	1,733 SF Retail	\$28.00 PSF, NNN
103	3,284 SF	\$25.00 PSF, NNN
203	4,578 SF	\$20.00 PSF, NNN
204	2,128 SF	\$20.00 PSF, NNN
205	All 1,920 SF	\$20.00 PSF, NNN
206	1,178 SF	\$20.00 PSF, NNN

