



THE WASHINGTON SCHOOL HOUSE

OFFERING MEMORANDUM

543 PARK AVENUE
PARK CITY, UT



Windermere
COMMERCIAL

TABLE OF CONTENTS

- Executive Summary
- The Investment Case
- Location & Description
- The Property
- Accommodations
- Services & Amenities
- Operating Facts
- Photos
- Floor Plans



EXECUTIVE SUMMARY

PROPERTY	Washington School House
ADDRESS	543 Park Ave, Park City, Utah
ASSET TYPE	12-room boutique luxury hotel
SIZE	~12,000 SF 0.34 acres (8 lots)
BUILT	1889 Renovated: 2011
STATUS	National Register of Historic Places
TEAM	Experienced GM, chef, & consultant network
PRICE	Upon Request: 801-440-4412

CREDENTIALS

– Michelin Guide 2 Key Hotel

THE INVESTMENT CASE

THIS IS NOT A PARK CITY HOTEL. IT'S A PARK CITY MONOPOLY.

THE ASSET NO ONE ELSE CAN OWN

Last surviving 1889 Park City schoolhouse. One block from Main Street. 150 steps to ski-in/ski-out. You cannot build this location. You cannot replicate this history. This combination does not exist anywhere else in Park City, and never will.

WHY THIS WORKS NOW

- Historic protection = no new competition
- Location monopoly = Main Street + 8 lots + ski access is unique
- Market timing = 8 years to Olympics
- Turnkey = team, systems, brand equity all transfer



2034 CATALYST

Salt Lake City hosts the 2034 Winter Olympics. Park City becomes the center of the world. You have an 8-year runway to strategically position this asset ahead of unprecedented global demand. Perfect timing for a strategic hold.

THE FLEXIBILITY MOST ASSETS DON'T HAVE

- Maintain operations while reserving portions of the property for private use.
- Occupy select suites — including the penthouse — while the remainder of the hotel continues to function.
- Host family or holiday stays without fully suspending the asset's broader activity.
- Convert to a private residence or specialty lodge if desired.
- Reposition as a private club or members' retreat.

Unlike traditional hospitality properties that require full closure for personal use, this asset supports layered occupancy. Owners may enjoy meaningful time in Park City while maintaining operational continuity within the remaining suites.

LOCATION & DESCRIPTION

543 PARK AVENUE / PARK CITY, UTAH

Built in 1889 as one of Park City's original three schools, the Washington School House is the only one still standing. Following a meticulous 2011 renovation, it operates as one of Utah's most exclusive boutique hotels.

POSITION

- One block from historic Main Street
- 150 steps to ski-in/ski-out access via Quit'n Time Trail
- Steps from Town Lift at Park City Mountain Resort
- Surrounded by world-class dining, galleries, boutiques, and nightlife

ACCESS

- 45 minutes from Salt Lake International Airport and Million Air Jet Center
- 25 minutes from Heber Airport
- 50 minutes from Snowbird, Alta, Brighton, and Solitude Mountains
- 45 minutes to Sundance Resort



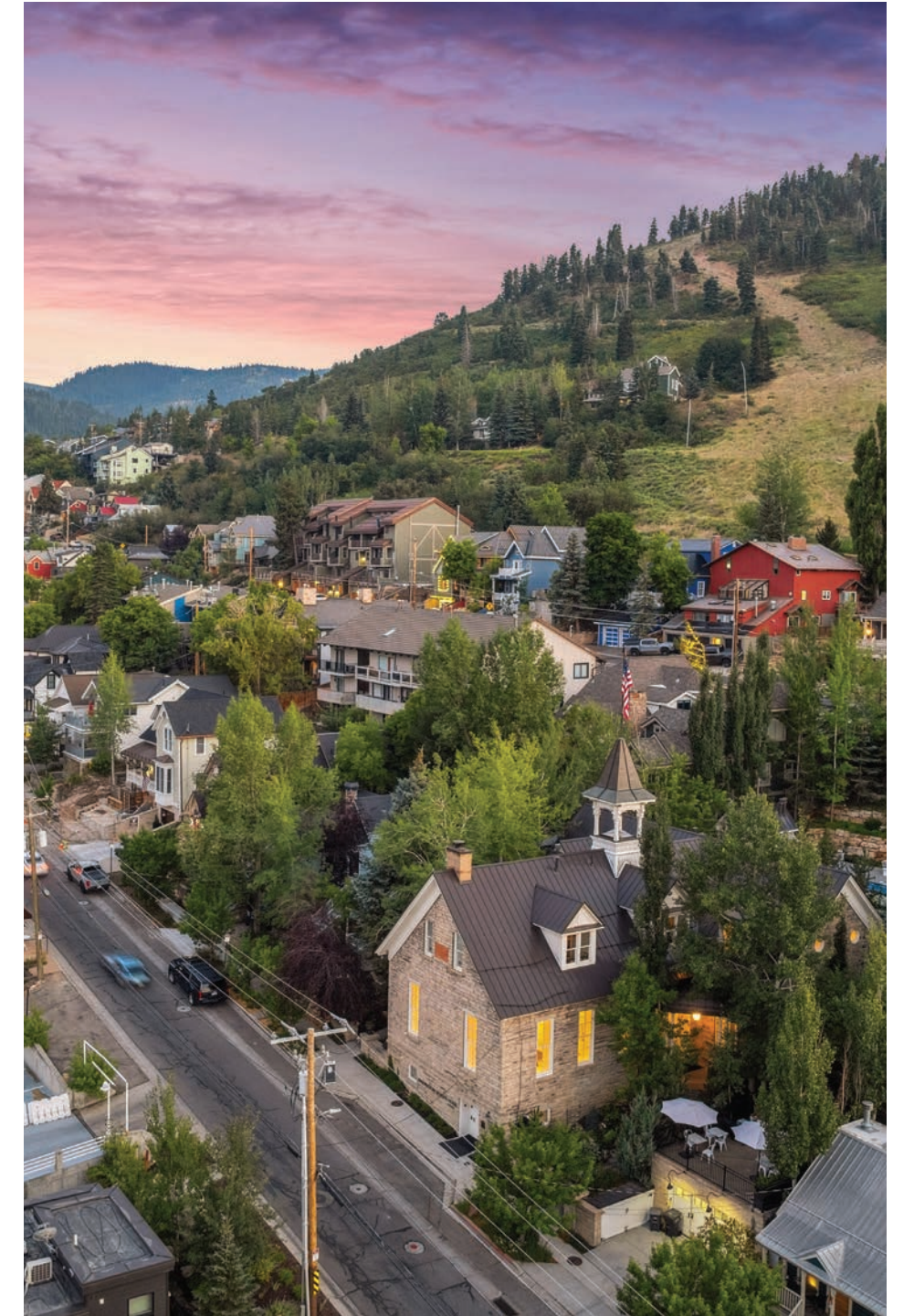
THE PROPERTY

ARCHITECTURE & DESIGN

- Original limestone exterior preserved
- The landmark bell tower is visible from the chairlifts across the mountain
- Historic living spaces with 16-foot ceilings
- Monumental white fireplace crowned by antique gold framed mirror from a French opera house
- Curated antique and art collection throughout

OUTDOOR SPACES

- Heated pool and spa terraced into hillside, surrounded by aspens and boulders
- Olympic torch fire pit from the 2002 Winter Game
- Quiet mountain sanctuary steps from Main Street





ACCOMMODATIONS

ROOM TYPES

- 16-Foot Ceiling King Room (2) – sleeps 2
- Town King Room (2) – sleeps 2
- Pool King Room (2) – sleeps 2
- Two Queen Room (1) – sleeps 4
- Lofted King Suite (2) – sleeps 4
- Lofted One Bedroom Suite (2) – sleeps 4
- Penthouse Suite – sleeps 4
- Combined Configurations – sleeps 6-

TOTAL CAPACITY 36 Guests

PENTHOUSE SUITE

Positioned at the top of the property with private keyed elevator access, the penthouse serves as the hotel's premier guest accommodation while also offering unique flexibility for ownership use.

Its thoughtfully designed layout allows for separation and discretion when desired. Integrated storage areas and concealed owner-designated spaces allow personal effects to be maintained on site without impacting the guest experience or the suite's visual presentation.

Whether reserved as the crown-jewel guest suite or used for extended private stays, the penthouse functions effortlessly within the hotel framework

SERVICES & AMENITIES

IN-ROOM AMENITIES

- Pratesi luxury bed linens
- Hooded robes and slippers
- 42" flat screen TVs with 100 satellite stations
- Marble bathrooms with period fixture
- Maison Caulières luxury bath and body products

DINING

- Private chef on staff
- Complimentary breakfast (modern organic approach to classic American fare)
- In-room French press coffee
- Room service available
- Après-ski fare served fireside
- Dinner by reservation
- All dining is exclusive to hotel guests

SIGNATURE FEATURES

- Chic ski lounge (guests only)
- Private meeting room for groups and events
- Apothecary Boutique with exclusive selections, including custom silk scarves by New York designer Jonathan Cohen

GUEST SERVICES

- Complimentary WiFi
- Laundry service
- Outdoor/sport guide arrangements
- iPads/iPods available for loan
- Packing and unpacking service
- 24-hour concierge
- In-room massage
- Ski valet
- In-house lift ticket purchase



OPERATING FACTS

OPERATING STRUCTURE

The Washington School House operates with an established leadership team and a refined service model aligned with its boutique luxury positioning. A experienced general manager, culinary leadership, and a network of specialized consultants support branding, guest experience, technology, and compliance.

Operational systems, vendor relationships, and institutional knowledge are in place and transferable, enabling continuity under new ownership or strategic repositioning, if desired.

The asset is structured to support a full hospitality operation, hybrid private use, or an alternative long-term positioning without requiring structural modifications

TEAM & INFRASTRUCTURE

- Experienced general manager
- Professional chef
- World-class consultants: PR, legal, tech, accounting, branding, design

PROPERTY SPECIFICATIONS

- 0.34 acres (8 lots)
- Approximately 12,000 SF
- Zoned HR-1 with conditional use permit (CUP)
- 11 additional parking spaces via easement

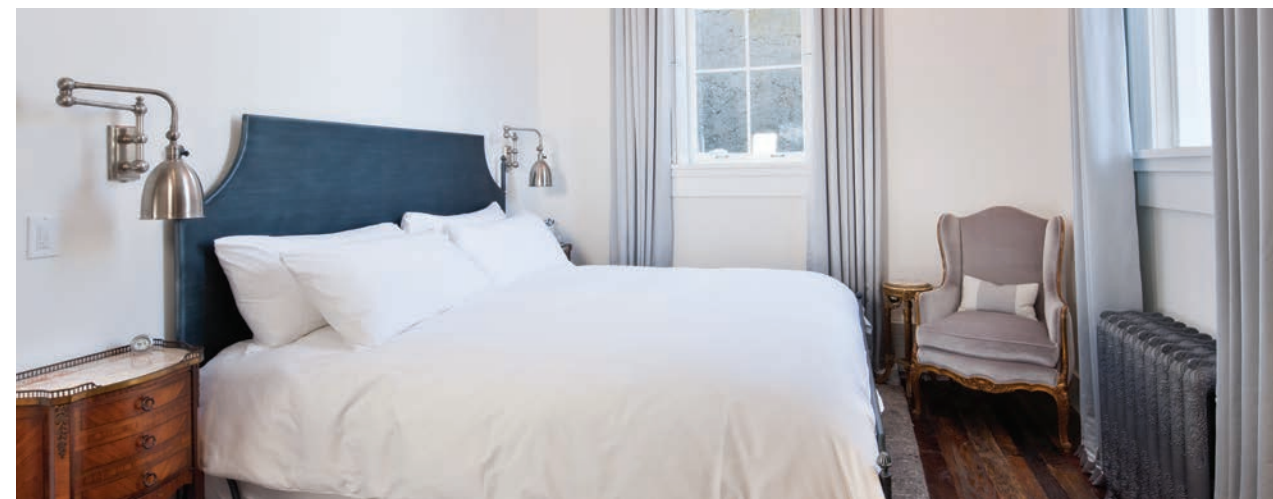
ALTERNATIVE USE

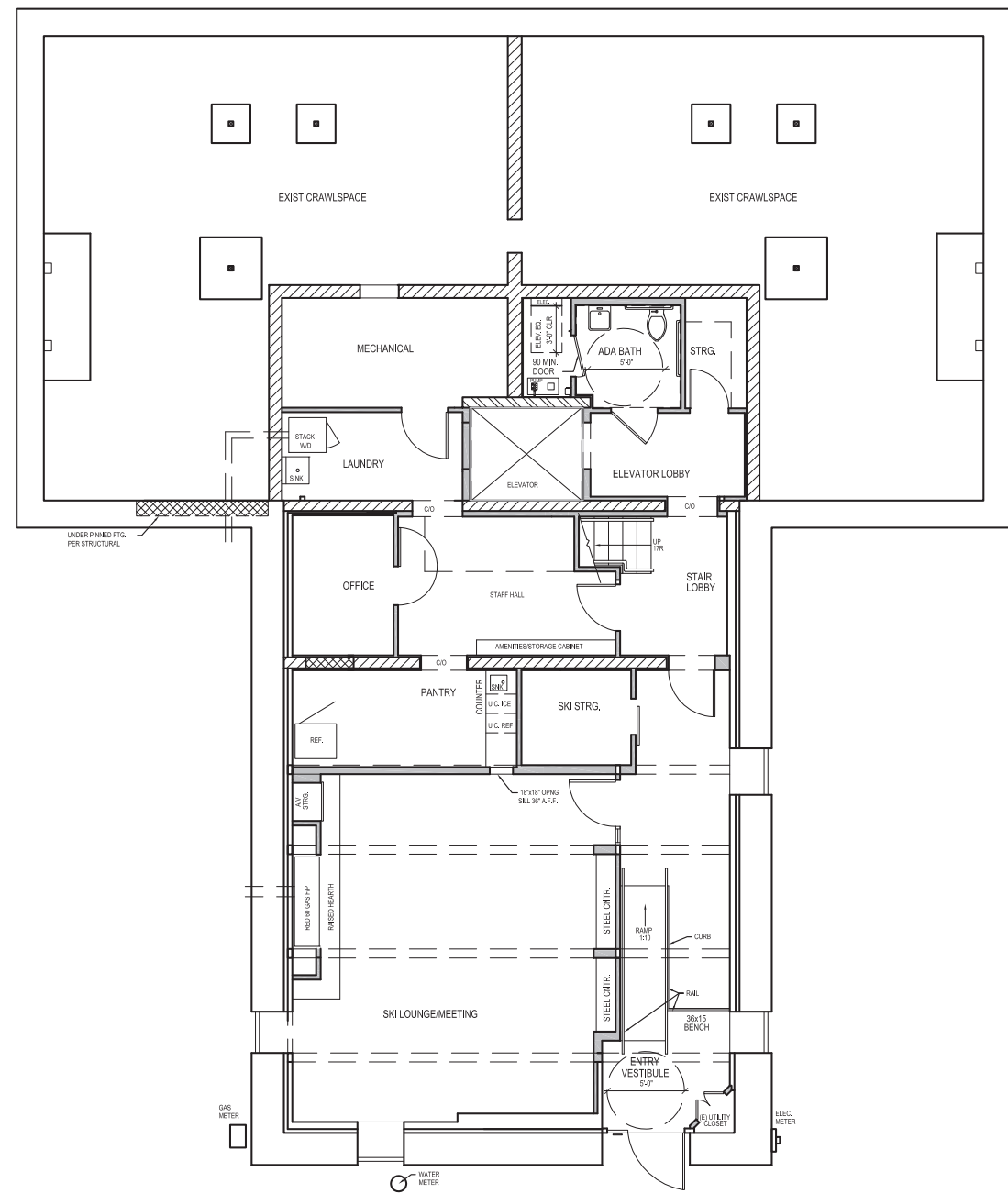
The existing floor plan and zoning support continued hospitalit use, private residential conversion, or specialty lodge positioning. The scale, configuration, and location provide structural xibility rarely available in historic Main Street properties.



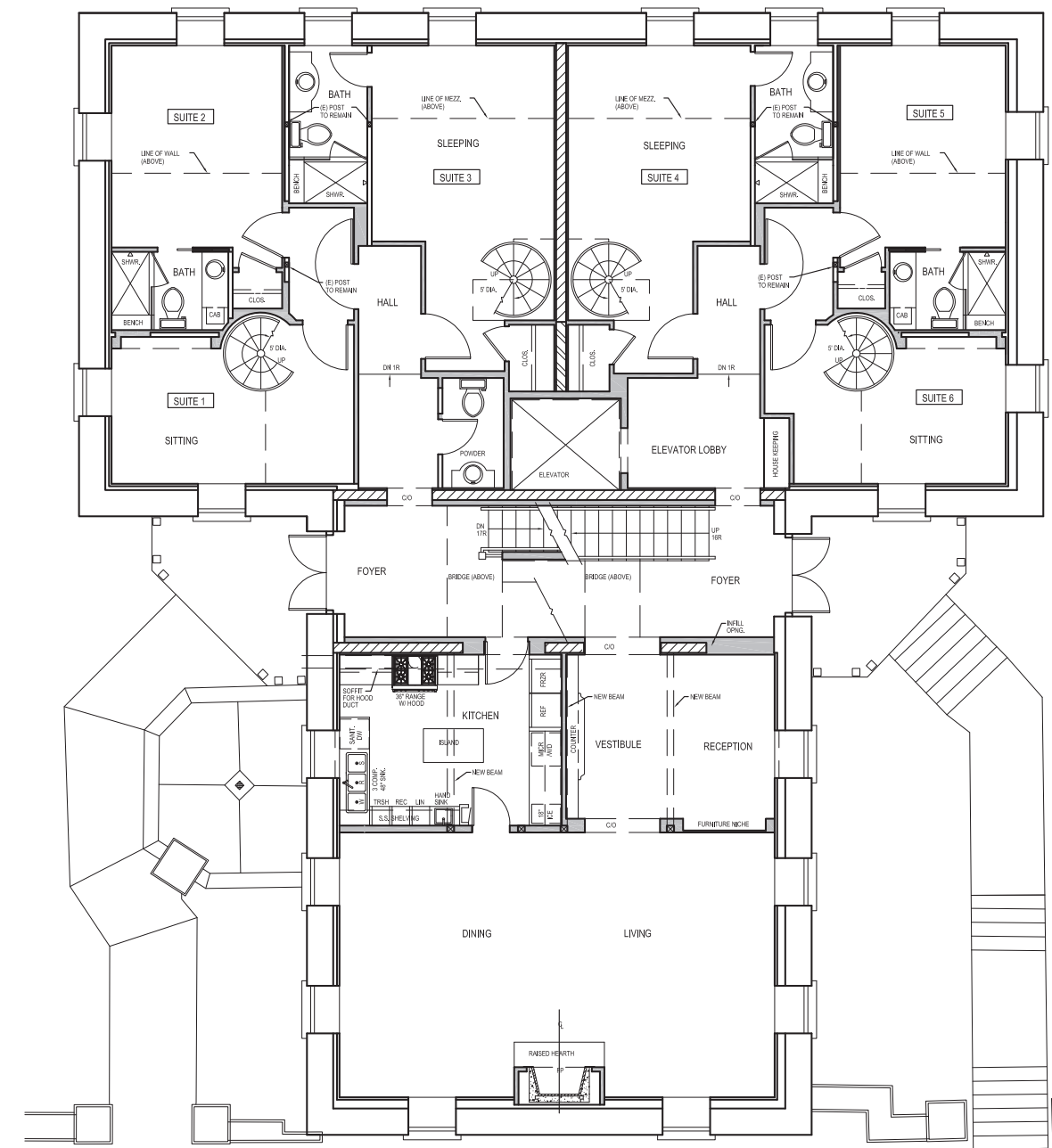
“ THE WASHINGTON SCHOOL HOUSE IN PARK CITY IS POSSIBLY THE COOLEST, NICEST SKI HOTEL ANYWHERE. – FORBES



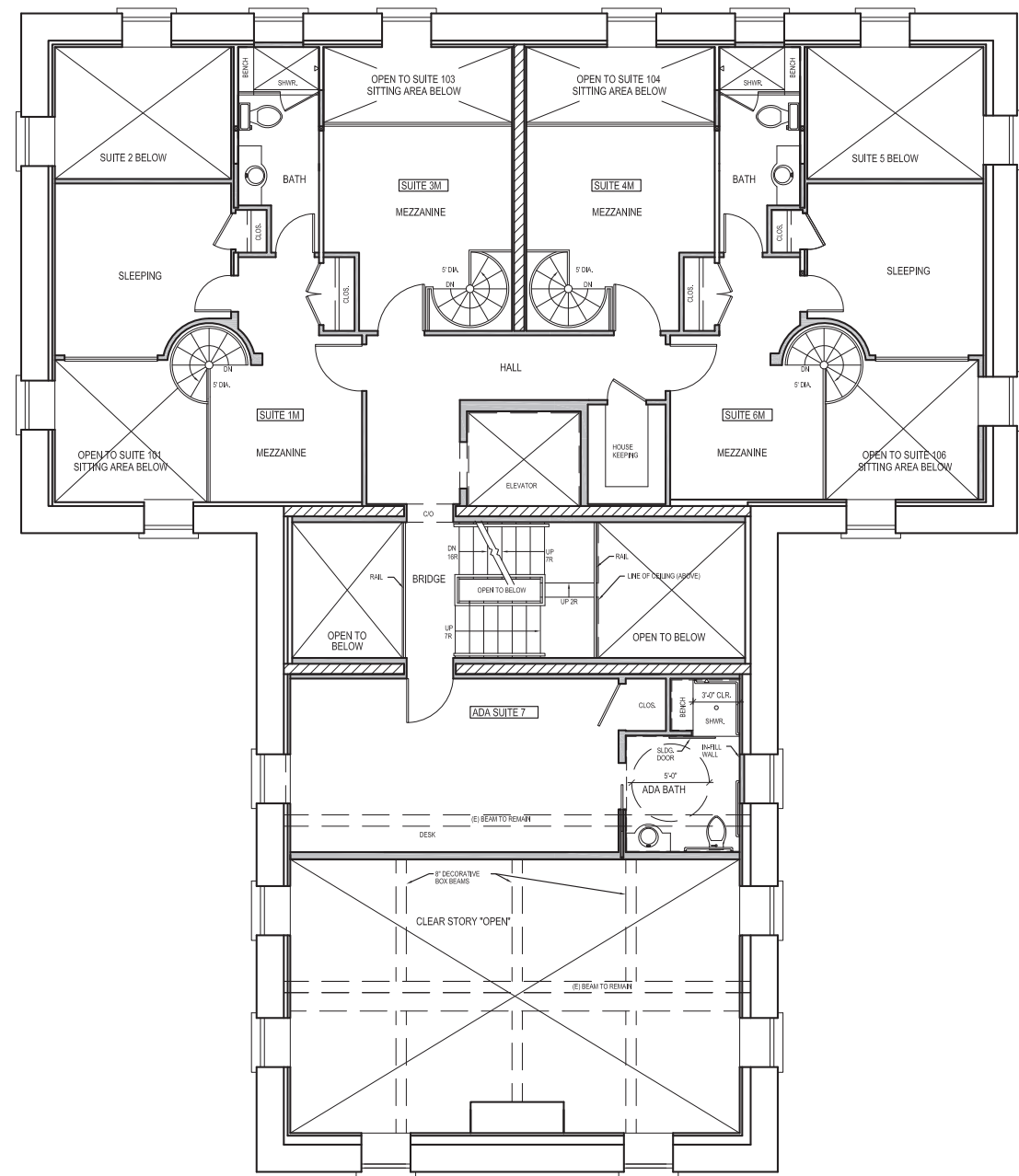




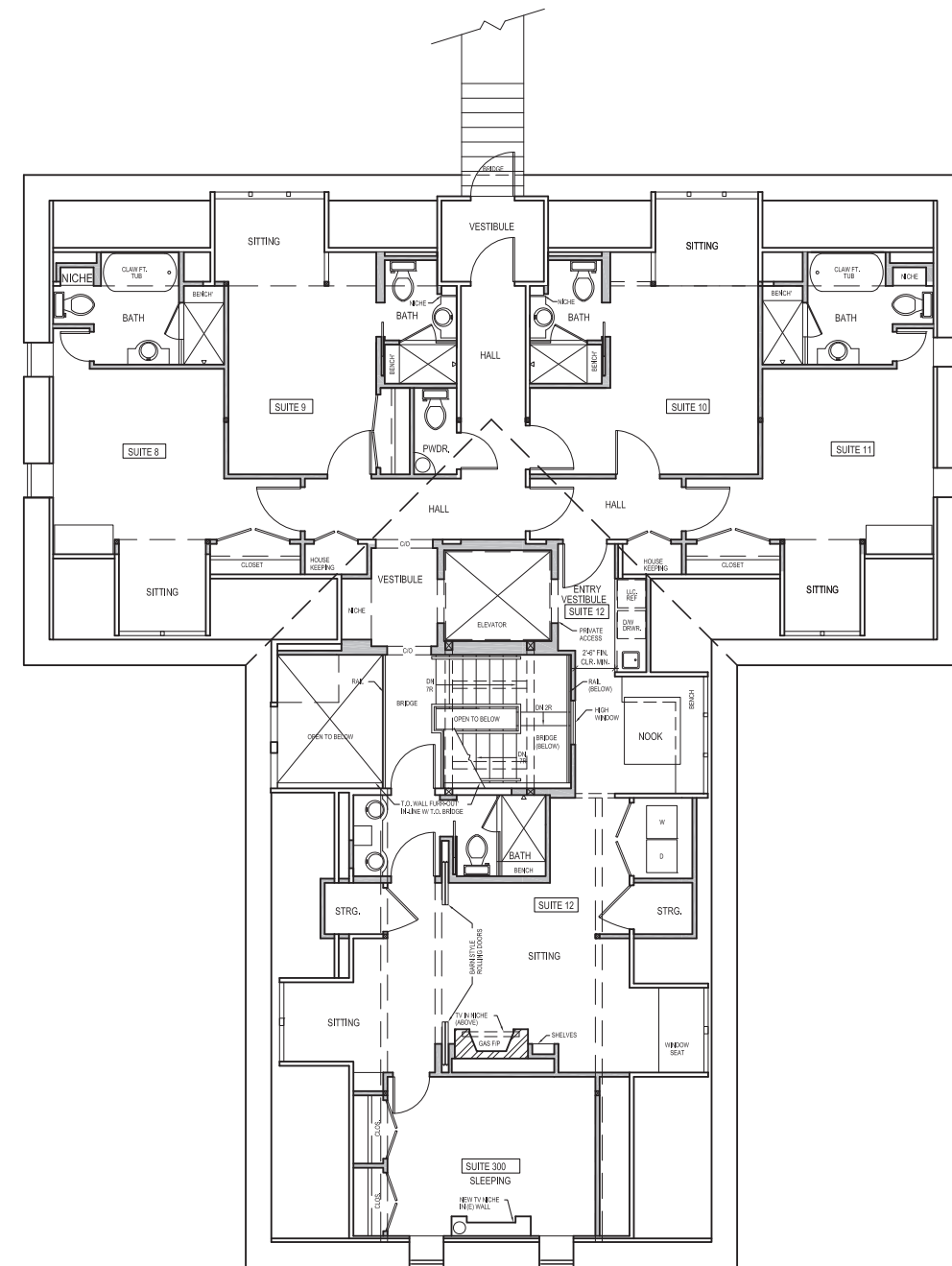
FLOOR PLAN: BASEMENT



FLOOR PLAN: FIRST FLOOR



FLOOR PLAN: SECOND FLOOR



FLOOR PLAN: THIRD FLOOR



Grady Kohler

PRINCIPAL BROKER

801.815.4663

grady@wincre.com

Abbey Drummond

REALTOR®

801.440.4812

abbey@wincre.com



Windermere
COMMERCIAL

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Buyer to verify all information. Serious inquiries and qualified buyers only. Confidentiality agreements may be required.