



MIRROR LAKE BUSINESS PARK - 2,000 SF UNITS

FLEX SPACE FOR SALE OR LEASE

100 W 200 N | KAMAS, UTAH 84036

FOR SALE \$375/SF | FOR LEASE \$22/SF

KATIE WILKING CCIM, MRED
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**BERKSHIRE
HATHAWAY** | UTAH
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COMMERCIAL DIVISION

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PROPERTY SUMMARY

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- **TOTAL SF: 60,000 SF**
Across 6 buildings each designed to accommodate five individually leased or owned 2,000 SF condominium-style units
- **SALE PRICE: \$375/SF**
- **LEASE PRICE: \$22/SF**

Unique opportunity to lease or own your business space in Kamas' growing commercial corridor with brand new 2,000 SF flex units offered for lease at \$22/SF or for sale at \$375/SF. The approved flex commercial business park will feature 60,000 SF across six buildings, with each building designed to accommodate five individually leased or owned 2,000 SF condominium-style units.

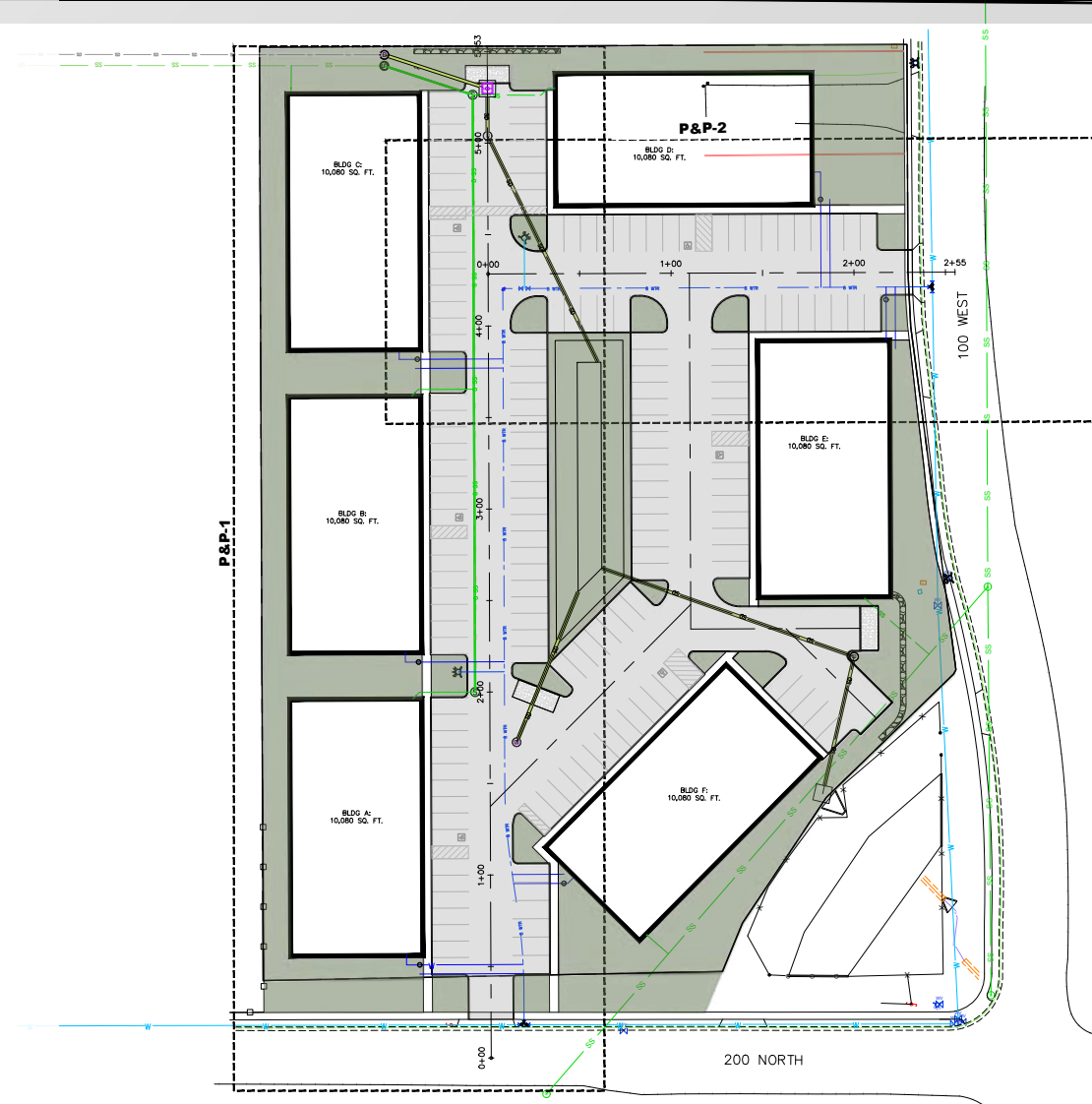
The flexible unit configuration is well suited for a variety of commercial users seeking the benefits of ownership, including contractors, trades, service businesses, light industrial users, showroom concepts, storage-oriented businesses, and owner-users looking to establish a long-term presence in the Kamas Valley.

Positioned along the gateway to the Uinta Mountains, the development benefits from Kamas' continued residential and commercial growth while serving the broader Summit County and Wasatch Back markets. Each 2,000 SF unit represents an approachable opportunity to own or lease commercial space in one of the Wasatch Back's top expanding business communities.

SITE PLAN

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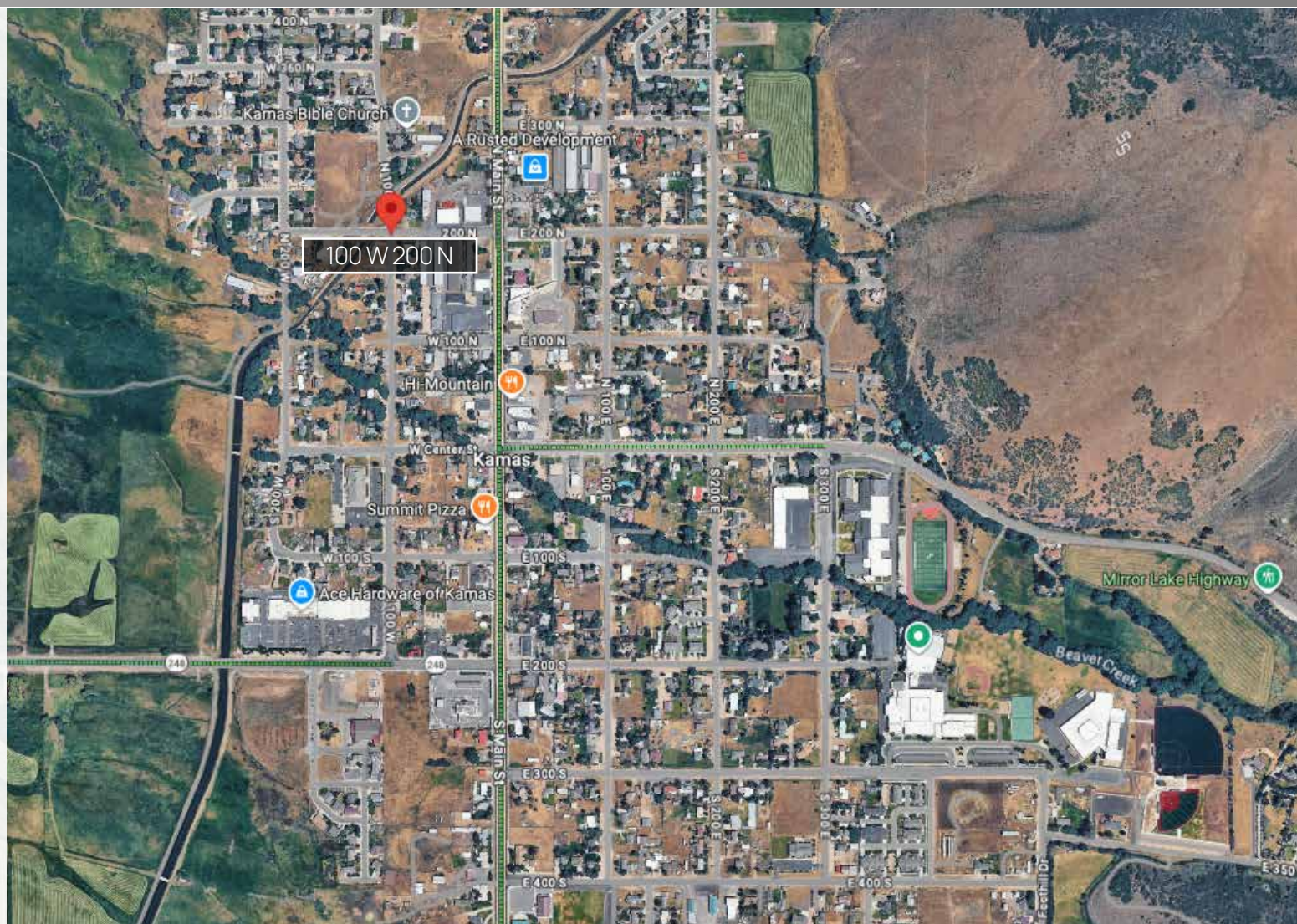
- 2,000 SF flex space units
- Approved 60,000 SF Flex Commercial Business Park comprised of six buildings
- Each building designed for up to five individually owned 2,000 SF commercial units
- Flexible configuration suitable for owner-users, contractors, service businesses, showroom, storage and light industrial uses
- Ownership opportunity provides businesses an alternative to leasing while building long-term real estate equity



LOCATION

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- Located in Kamas, the growing gateway to the Uinta Mountains and eastern Summit County
- Convenient access to Park City, Heber City and surrounding Wasatch Back communities
- Positioned to serve the expanding Kamas Valley residential and commercial market
- Easy connectivity to SR-32 and SR-248, providing access throughout Summit and Wasatch Counties
- Close to the established amenities, services and workforce base of Kamas and nearby Francis





FOR MORE INFORMATION OR TO ARRANGE A TOUR:

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