

136

EAST THOMAS PLACE

BEAVER CREEK RESORT AT THE BASE OF THE PARK HYATT



CBRE



GROUND FLOOR

1,017 - 3,452 RSF*

Possession: Immediate

Term: Negotiable

*Flexible Configurations: up to 3,452 SF available, divisible to 1,017 SF

- **Prime Location** at the base of the Park Hyatt in the heart of Beaver Creek Village
- **Direct access into the Park Hyatt hotel**, the only ski-in ski-out hotel in Beaver Creek Village, with another entrance facing the village
- **High Foot Traffic** from tourists, skiers, and locals year-round
- **Iconic Mountain Destination** with built-in clientele from surrounding luxury hospitality
- **Unmatched Visibility** in a vibrant pedestrian-friendly village setting adjacent to the skating rink
- **Hospitality-Driven Environment** ideal for retail, boutique, or experiential concepts
- **Year-Round Appeal** with seasonal draws including skiing, hiking, and festivals
- **Ideal for Brands** seeking exposure to affluent, experience-driven consumers

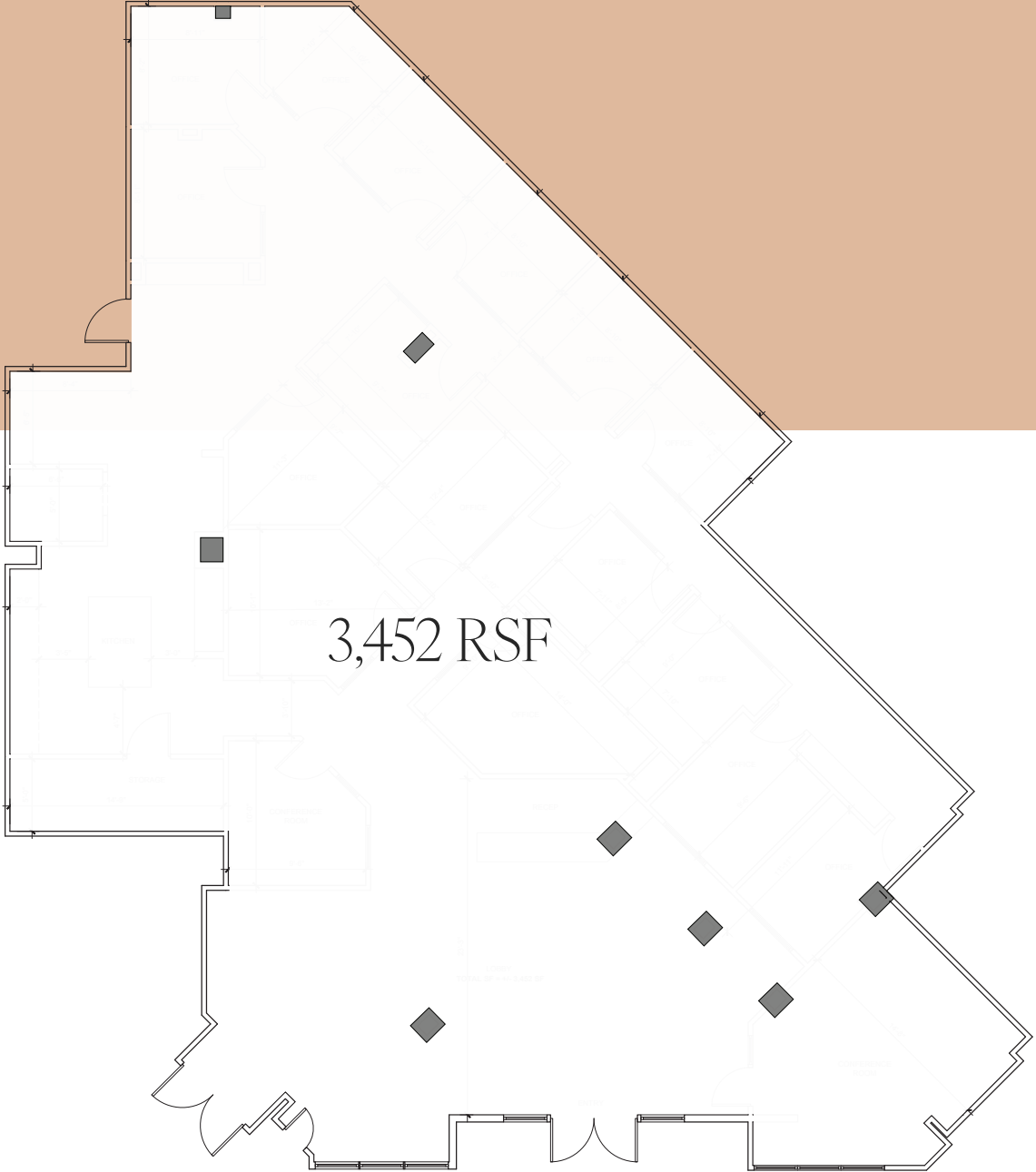




SINGLE TENANT FLOOR PLAN

FLEXIBLE CONFIGURATIONS

3,452 RSF

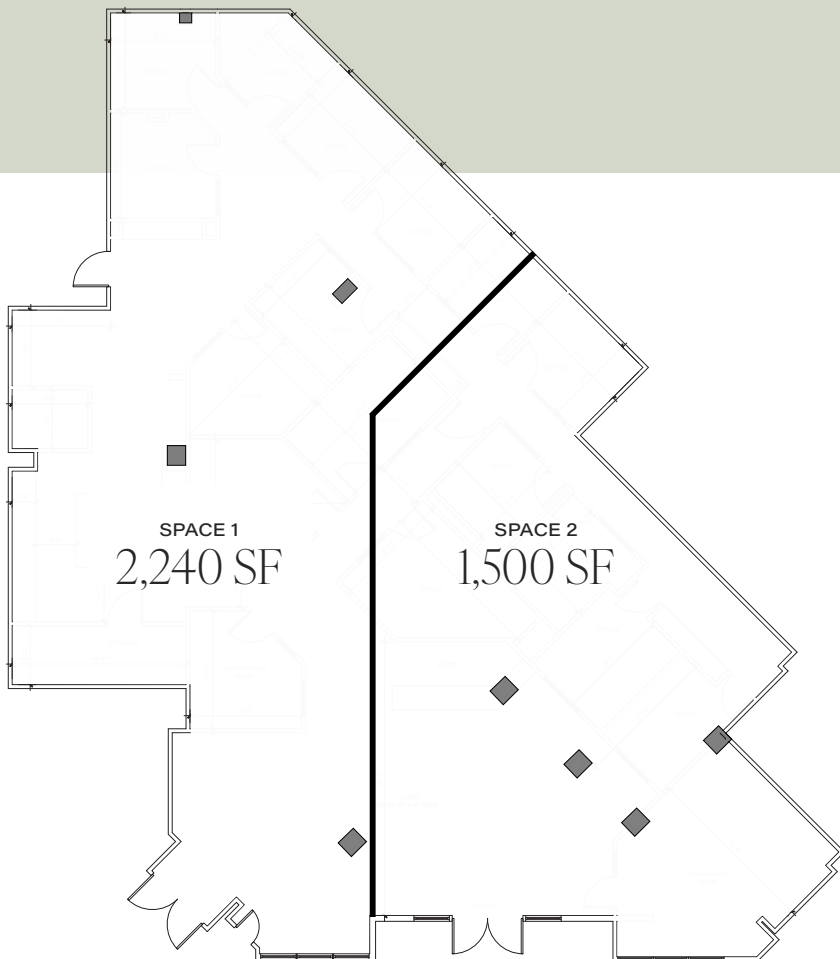


DIVISION OPTION ONE

FLEXIBLE CONFIGURATIONS

Space 1: 2,240 SF

Space 2: 1,500 SF

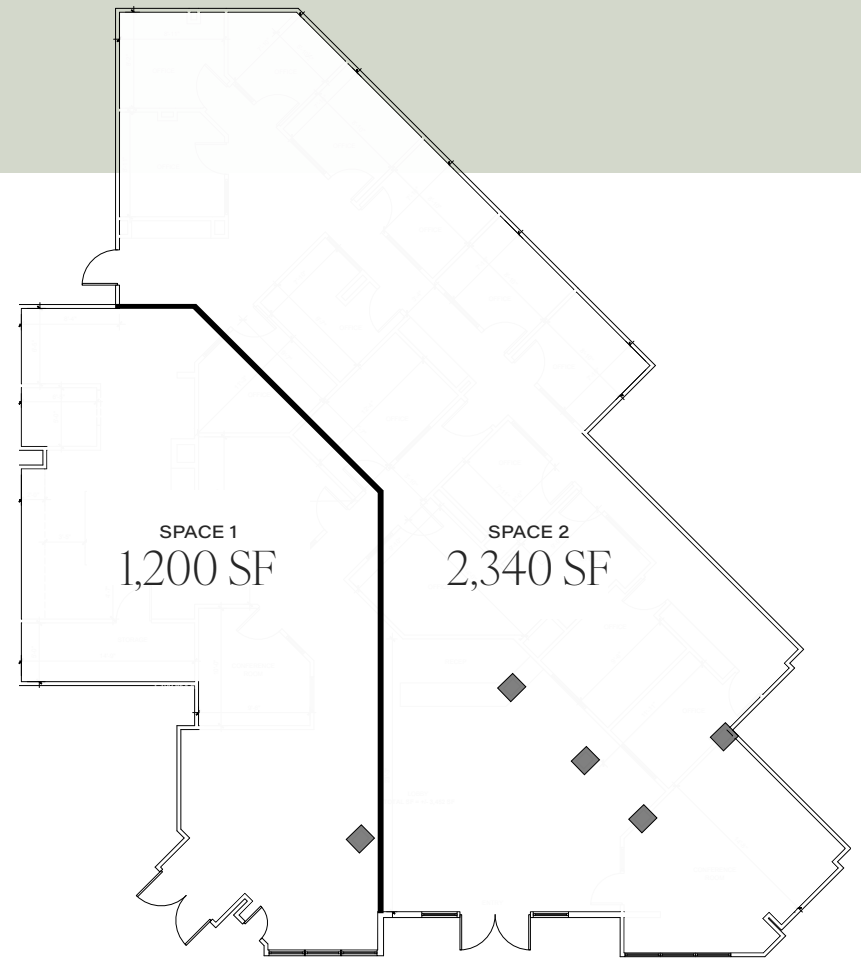


DIVISION OPTION TWO

FLEXIBLE CONFIGURATIONS

Space 1: 1,200 SF

Space 2: 2,340 SF



ABOUT BEAVER CREEK

IN THE HEART OF THE COLORADO ROCKY MOUNTAINS



Real Estate & Lifestyle

- Gated community with private shuttle and concierge services.
- Dozens of luxury homes listed, many exceeding \$10M.
- Signature estates include timber-frame chalets and ski-in/ski-out penthouses.
- Properties often feature wine cellars, home theaters, and panoramic mountain views.

Fine Dining & Experiences:

Beano's Cabin:

- Gourmet five-course meals accessed via sleigh ride or horseback.

Grouse Mountain Grill and Splendido at the Chateau:

- AAA Four-Diamond-rated.

Vilar Performing Arts Center:

- hosts opera, jazz, ballet, and global performers.

Year-Round Appeal

Winter: 167 ski trails, 24 lifts, 325 inches of annual snowfall.

Summer: 62 miles of hiking, 50 miles of mountain biking, golf, wine tours.

Hosts elite events like:

- Birds of Prey World Cup
- Bravo! Vail Music Festival
- Talons Challenge

Private Aviation Access

- Served by Eagle County Regional Airport (EGE), Colorado's second busiest airport for private aviation.
- Vail Valley Jet Center offers VIP customs, hangars, lounges, and concierge ground transport.

Luxury Retail & Village Lifestyle

European-style pedestrian village with:

- High-end boutiques
- Art galleries
- Fine jewelers
- Central ice rink transforms into a summer event space.
- Year-round vibrancy with festivals, concerts, and wellness events.

Exclusive Accommodations

Home to 5-star resorts including:

- The Ritz-Carlton, Bachelor Gulch
- Park Hyatt Beaver Creek
- The Osprey at Beaver Creek
- The Pines Lodge



136

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CBRE

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