



PROFESSIONAL OFFICE FOR LEASE | PARK CITY

1840 SUN PEAK DRIVE | PARK CITY, UTAH 84060

\$28/SF MODIFIED GROSS + CAM \$8/SF

1840 Sun Peak Drive offers a rare opportunity to lease the entire first floor, a $\pm 5,000$ sq. ft. of professional office space in one of Park City's most accessible and business-friendly locations. The available space has potential to be demised into two approximately 2,500 sq. ft. suites, providing flexibility for a range of users from professional services to medical or boutique office tenants. This location is prime tucked within the Sun Peak business park offering direct access off of Highway 224 and ample parking, all surrounded by mountain views.

KATIE WILKING 435-640-4964 | SAVANNAH TUFTS 832-270-1812

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HIGHLIGHTS

1840 SUN PEAK DRIVE | PARK CITY, UTAH 84060

1840 SUN PEAK DRIVE 5,000 SF

- **Established Professional & Medical Tenant Mix:**
Existing tenancy includes medical and professional users, creating a stable, service-oriented environment and well-suited for tenants seeking a quieter, business-focused setting versus tourist-heavy corridors
- **Cost-Effective Modified Gross Structure:**
\$28/SF Modified Gross with CAM at \$8/SF which includes all operating expenses except janitorial and internet, giving tenants cost predictability
- **Accessible Location with Strong Visibility:**
Conveniently located just off Highway 224, providing seamless access to Kimball Junction, I-80, and Park City proper and easy ingress/egress for employees and clients
- **Location & Lifestyle Advantages:**
Minutes to Kimball Junction retail, dining, and daily amenities with close proximity to ski resorts, trails, and year-round recreation. Just 40 minutes to Salt Lake City International Airport for business travel



PROPERTY PHOTOS

1840 SUN PEAK DRIVE | PARK CITY, UTAH 84060



FLOOR PLAN

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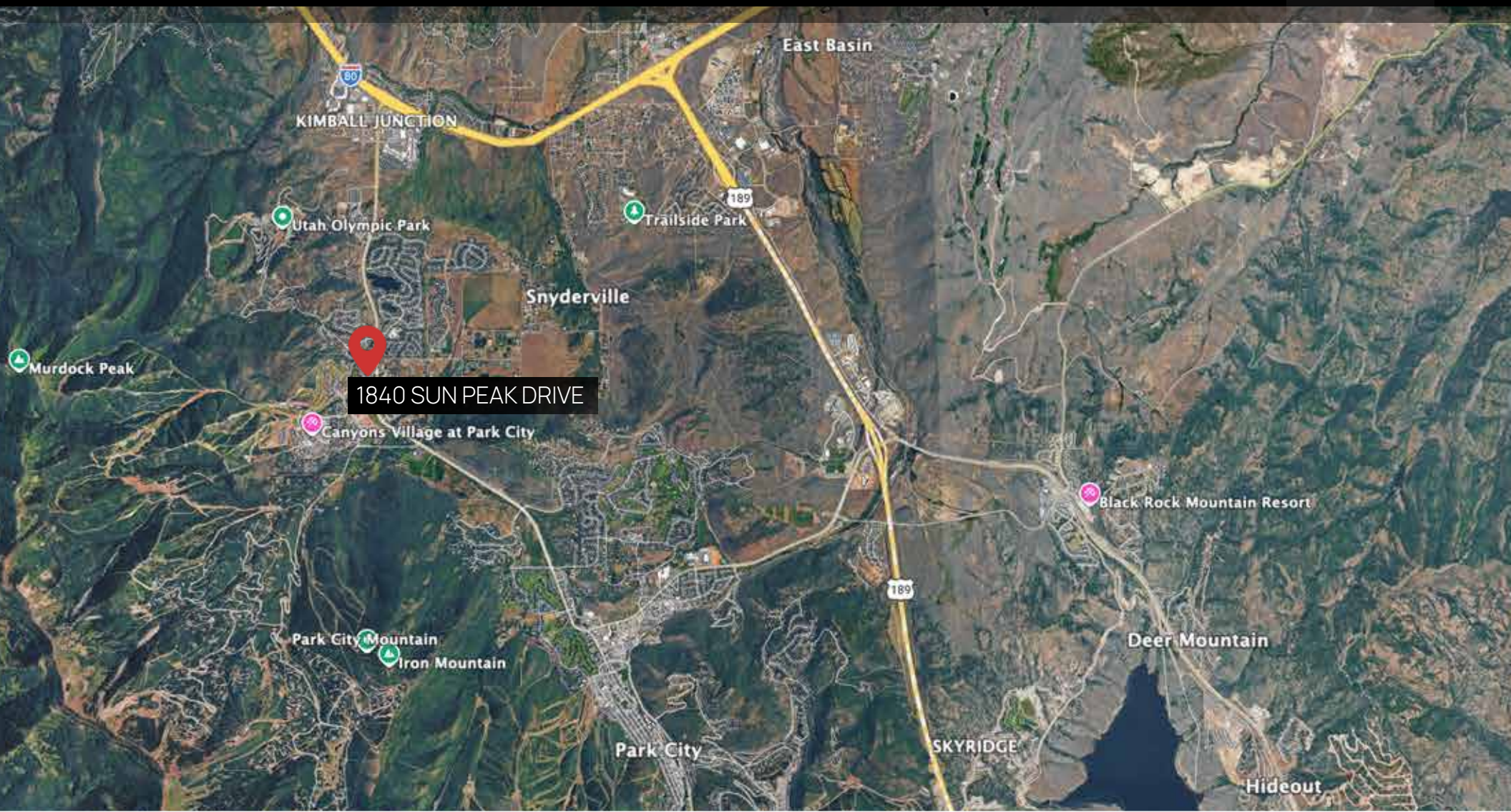
AVAILABLE
±2,500 SF

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±2,500 SF



LOCATION

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FOR MORE INFORMATION OR TO ARRANGE A TOUR:

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