



427 MAIN STREET LOWER LEVEL AVAILABLE FOR SUBLEASE | THRU APRIL 30, 2029

427 MAIN STREET - LOWER LEVEL | PARK CITY, UTAH 84060

FOR SUBLEASE **\$110 PSF NNN**

Positioned in the heart of Park City's iconic Main Street, this lower-level retail space delivers a rare opportunity to tap directly into one of the most active pedestrian corridors in the Mountain West. Surrounded by top-tier restaurants, bars, and boutique retail, the location benefits from constant foot traffic driven by both destination tourism and a deeply engaged local base.

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

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

HIGHLIGHTS

OLD TOWN 427 MAIN STREET - LOWER LEVEL | PARK CITY, UTAH 84060

427 MAIN STREET - LOWER LEVEL

2,536 SF

\$110 PSF NNN

- **Year-Round Foot Traffic:** Ski season, Sundance, summer festivals, and daily tourism create consistent, high-volume pedestrian flow
- **Built for Experience-Driven Uses:** Ideal for nightlife, entertainment, specialty retail, or immersive concepts that thrive on atmosphere with 2,536 sq. ft. allowing for flexible layouts and high occupant capacity
- **Existing Infrastructure:** Bar areas, restroom access, and layout conducive to high-energy uses
- **Dedicated Entry Presence** – Clear access point from Main Street corridor draws in foot traffic naturally
- **Ideal Space-Uses:** Cocktail lounge or speakeasy concept, live music venue or entertainment-driven use, experiential retail or branded activation space, private club or après-ski destination



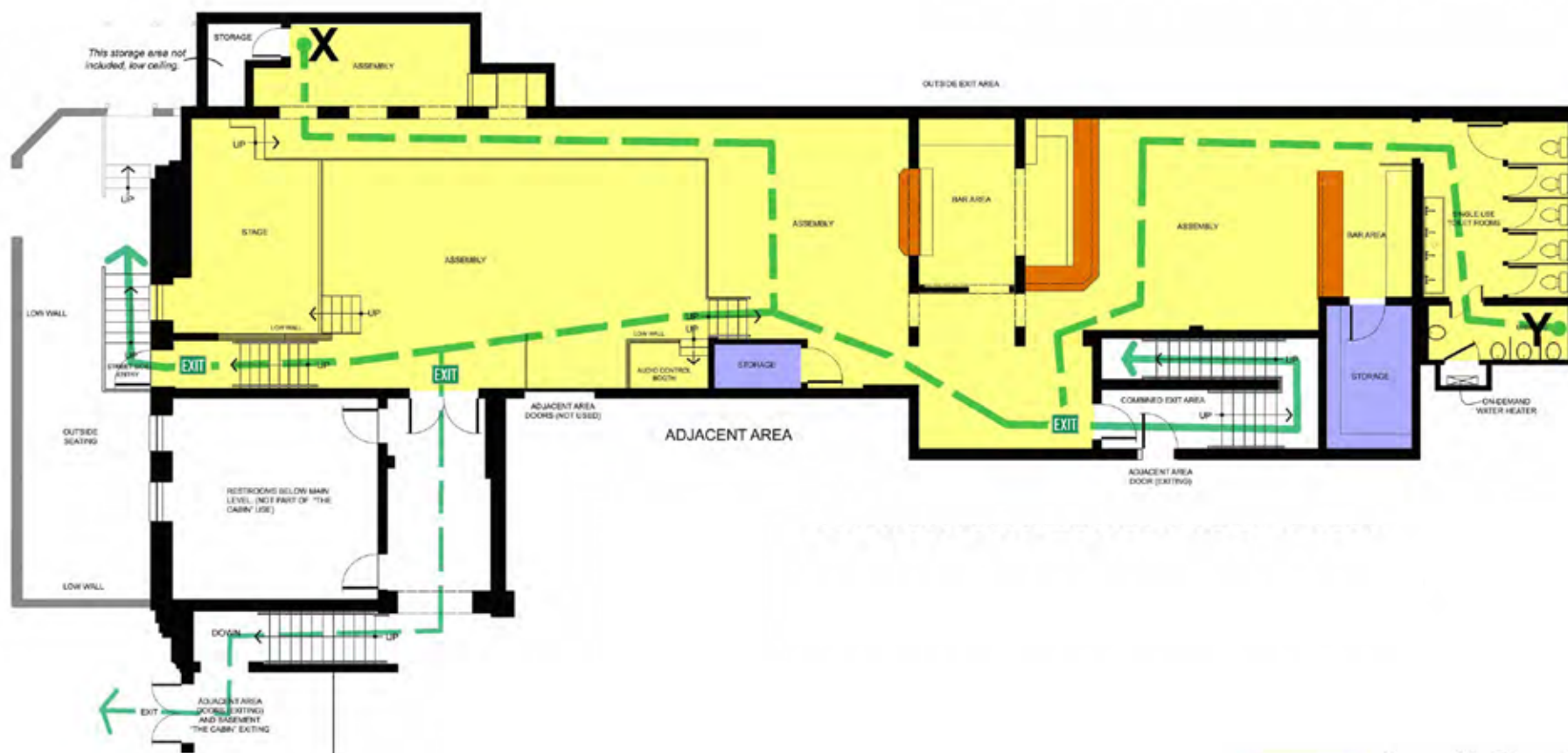
PROPERTY PHOTOS

OLD TOWN 427 MAIN STREET - LOWER LEVEL | PARK CITY, UTAH 84060



FLOOR PLAN

OLD TOWN 427 MAIN STREET - LOWER LEVEL | PARK CITY, UTAH 84060



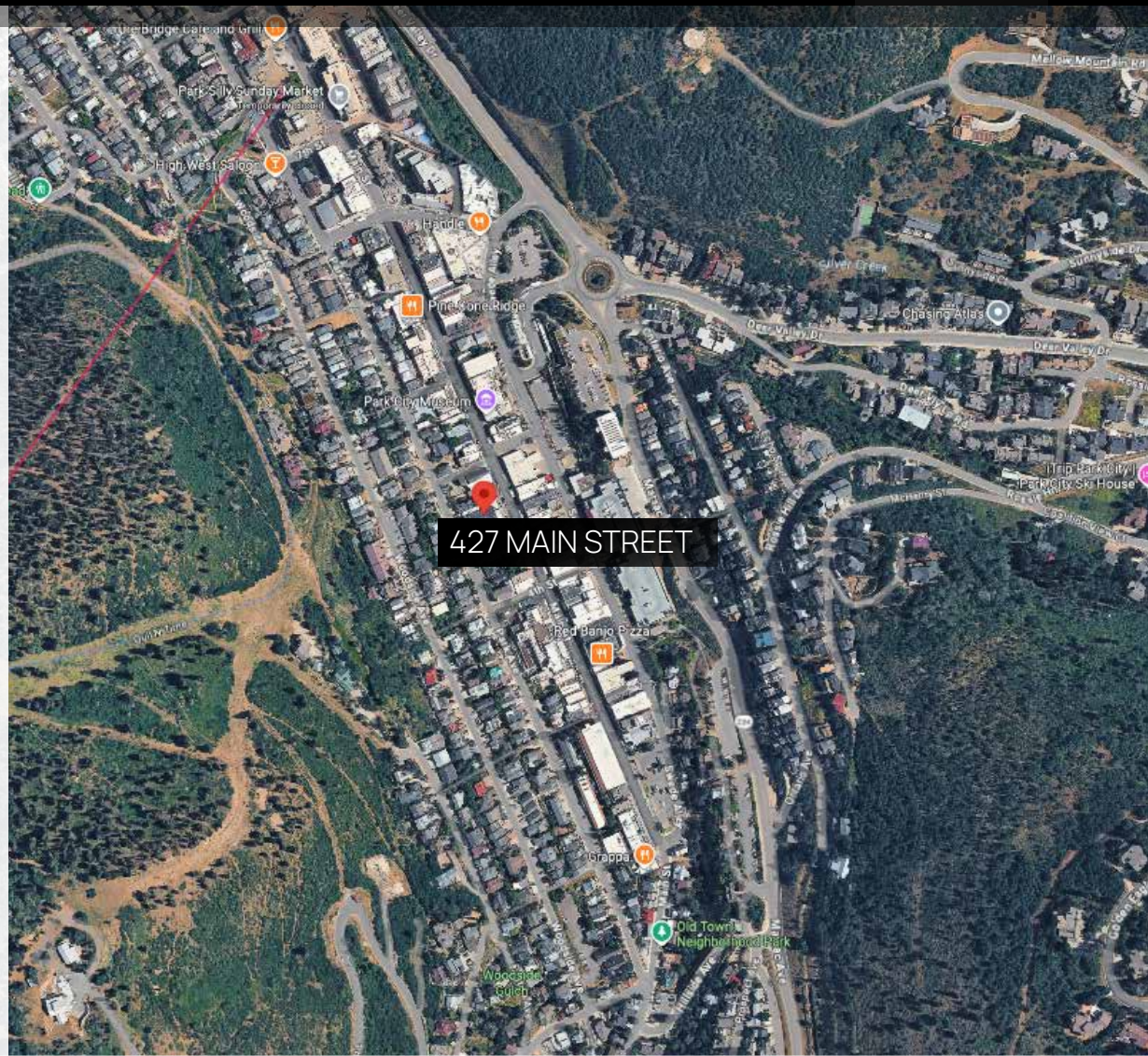
Assembly Floor Area
Storage Floor Area

LOCATION

OLD TOWN 427 MAIN STREET - LOWER LEVEL | PARK CITY, UTAH 84060

UNMATCHED MAIN STREET LOCATION

- **Town Lift Plaza Foot-Traffic:** Direct access to one of Park City's most trafficked nodes, connecting Main Street to the slopes, capturing constant skier and pedestrian flow of Park City's 4 million annual visitors
- **Minutes from Deer Valley & Park City Mountain Resorts:** Positioned between two world-class ski destinations, benefiting from high-income visitor traffic and year-round resort activity
- **One Block from China Bridge Parking:** One of the most convenient and heavily utilized parking hubs on Main Street, feeding consistent foot traffic directly into the corridor





FOR MORE INFORMATION OR TO ARRANGE A TOUR:

KATIE WILKING CCIM, MRED
435 640-4964
katie@wc-cre.com

SAVANNAH TUFTS
(832) 270-1812
savannah.tufts@gmail.com

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

© 2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.