



**PRIME OFFICE SUITE FOR SUBLEASE - TERM THRU OCTOBER 31ST, 2027  
PROSPECTOR SQUARE**

1795 SIDEWINDER DRIVE, SUITE 202 | PARK CITY, UTAH 84060

FOR LEASE \$18.00 PSF NNN

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

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

**BERKSHIRE HATHAWAY** | UTAH PROPERTIES  
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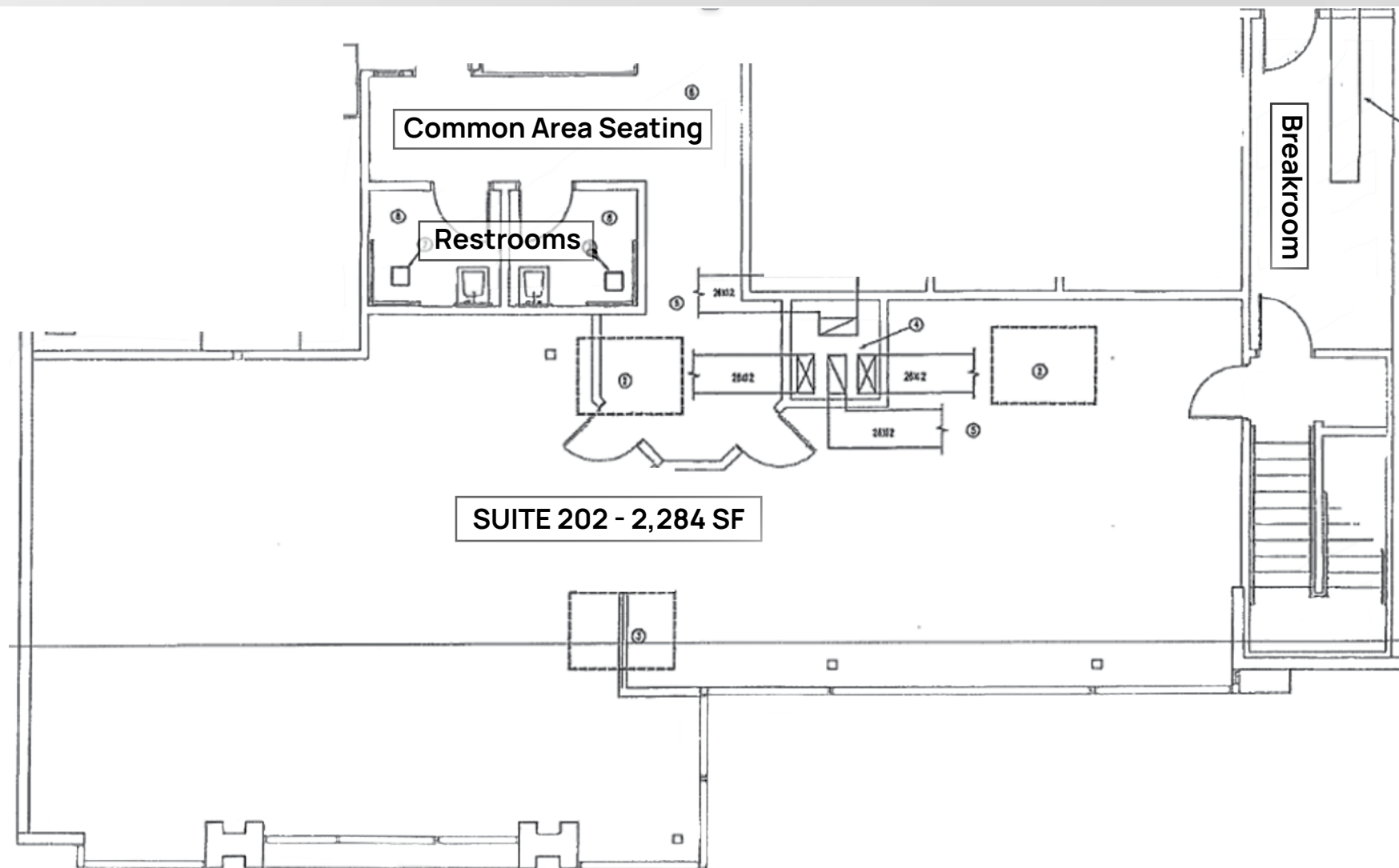
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## PROSPECTOR SQUARE 1795 SIDEWINDER DRIVE, SUITE 202 | PARK CITY, UTAH 84060

- 2,284 SF | \$18.00 PSF NNN
- **Positioned in the Heart of Prospector Square:** Set within one of Park City's most active mixed-use districts, this office suite benefits from consistent year-round foot traffic driven by a blend of office users, boutique retailers, restaurants, and local service-oriented businesses.
- **Well-Maintained Building:** The Clayton Building is professionally maintained, offering elevator-served access and inviting, modernized common areas that create a polished first impression for both tenants and clients.
- **Highly Visible Frontage Along Sidewinder Drive:** Positioned on one of Park City's primary thoroughfares, the building benefits from strong daily vehicle counts and natural visibility.
- **Unmatched Connectivity via Transit & Highway:** Located on the free Park City bus route, providing seamless access to Historic Main Street, Deer Valley, and Kimball Junction. Quick connectivity to SR-224 and I-80 allows for efficient regional access to Salt Lake City and the broader Wasatch Back.
- **Direct Access to Park City's Trail Network:** Steps from the Rail Trail and connected recreational paths, offering a rare amenity that blends work-life balance with actual, usable outdoor access.
- **Surrounded by Built-In Consumer Demand:** Immediate proximity to hotels, residential density, and local favorites ensures a captive audience of visitors and locals alike, from ski season crowds to summer trail users and festival traffic.
- **Established, Amenity-Rich District:** Prospector Square continues to evolve as a walkable, service-rich node with coffee shops, fitness studios, dining, and everyday conveniences all within immediate reach. Tenants don't need to "drive somewhere else" to function.



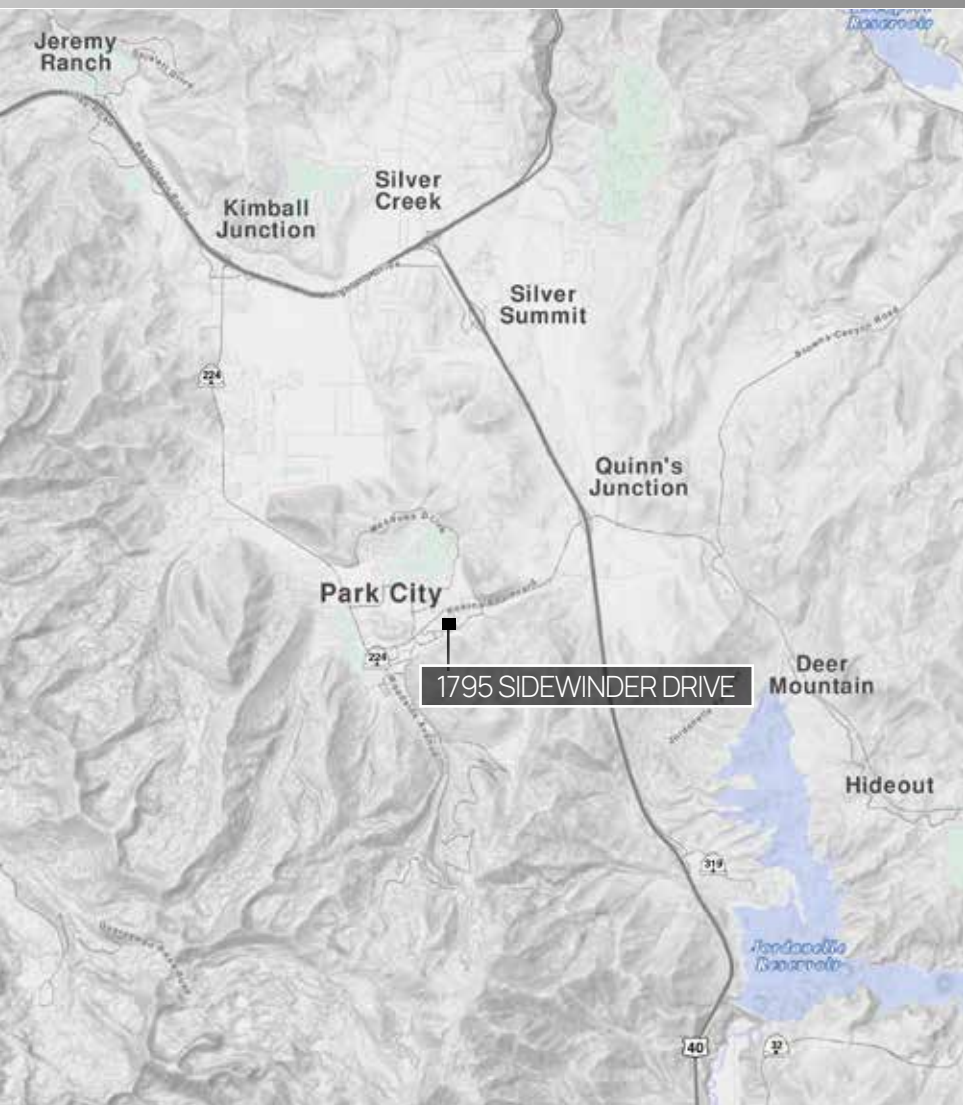
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FOR MORE INFORMATION OR TO ARRANGE A TOUR:

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