

# Flex Condo Unit at Synergy Commons

4376 Forestdale Dr, Unit 3, Park City UT 84098

## OFFERING MEMORANDUM



*Prepared By:*

**Paul Pursell**  
(984) 284-9045  
paul.pursell@cbrealty.com



**COLDWELL BANKER  
COMMERCIAL**

# Flex Condo Unit at Synergy Commons

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Location Summary

### 02 Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

### 03 Demographics

- Demographics
- Demographic Charts

*Exclusively Marketed by:*

**Paul Pursell**  
(984) 284-9045  
paul.pursell@cbrealty.com



**COLDWELL BANKER  
COMMERCIAL**





01

Executive Summary

Investment Summary

Location Summary

FLEX CONDO UNIT AT SYNERGY COMMONS

## OFFERING SUMMARY

ADDRESS	4376 Forestdale Dr, Unit 3 Park City UT 84098
COUNTY	Summit
MARKET	Salt Lake City
SUBMARKET	Summit County
PRICE	\$2,222,000
BUILDING SF	4,208 SF
PRICE PSF	\$528.04
LAND ACRES	Condo
YEAR BUILT	2019
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Service Commercial
APN	SYNCC-3-AM

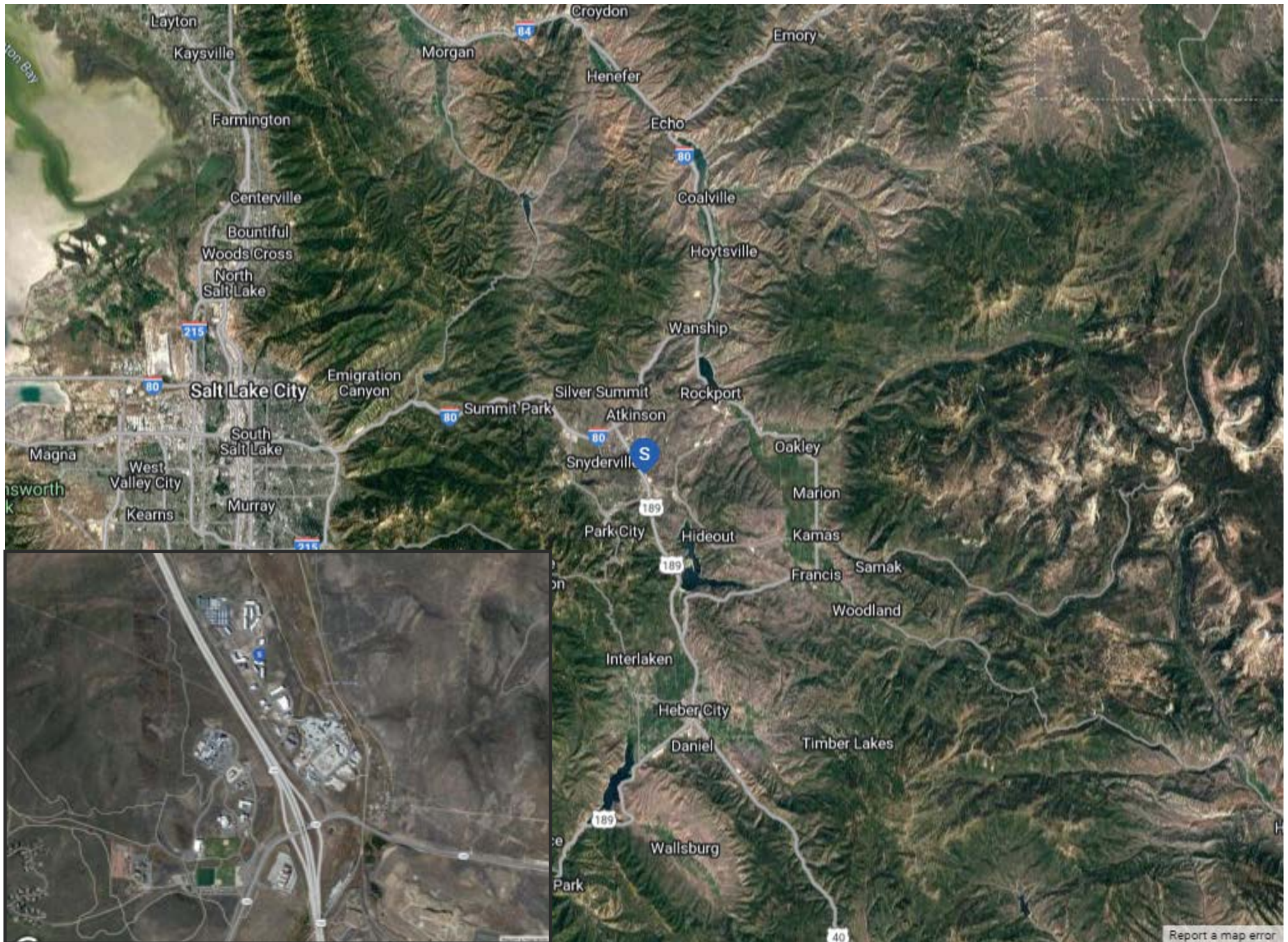
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
--	--------	--------	--------

2023 Population	32	8,967	21,965
2023 Median HH Income	\$200,001	\$168,282	\$160,438
2023 Average HH Income	\$256,788	\$211,109	\$205,725

- Beautifully finished Class A Flex Condo for sale. This Condo is part of Synergy Commons which is located in the Park City Business Center with easy I-40 access. The Unit is equipped with 4 office spaces (2 large offices and 2 smaller offices), a conference room, kitchen area, 2 bathrooms, a huge 2 car plus garage with 14 foot door, 513 sqft mezzanine, a private wine room and 6 parking spaces. The property is in close proximity to the trail system and skiing. This unit has room for your outdoor recreational toys as well and has a private entrance with 4 great rental suites. The unit is equipped with Radiant heat, forced air and A/C.









02

## Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

# PROPERTY FEATURES




BUILDING SF	4,208
LAND ACRES	Condo
YEAR BUILT	2019
# OF PARCELS	1
ZONING TYPE	Service Commercial
BUILDING CLASS	A
TOPOGRAPHY	Flat
NUMBER OF STORIES	3











	WALL TYPE TAG - SEE WALL TYPE SHEETS
	WINDOW TAG - SEE SCHEDULE
	DOOR TYPE TAG - SEE SCHEDULE

WALL TYPE SCHEDULE

 EXISTING WALL TO REMAIN

 NEW WALL TO BE CONSTRUCTED

#### KEYED NOTES

1. PROVIDE HIGH LOW DRINKING FOUNTAIN WITH BOTTLE FILLER IN THIS LOCATION. COORDINATE WITH MANUFACTURER FOR PLUMBING AND ELECTRICAL REQUIREMENTS.
2. FRAME STAIRS WITH (3) 2 X 12 D.F. #2 STRINGERS. STAIR SYSTEM TO HAVE 11" MIN. TREAD AND 7" MAX RISER.
3. HANDRAIL EXTENSIONS TO BE 1'-0" MINIMUM
4. RAILING TO CONFORM TO CURRENT I.B.C. REQUIREMENTS.
5. 3'-6" X 7'-0" FRAMED OPENING.

	KEYED NOTES
--	-------------

#### GENERAL NOTES - PLAN

A	SEE GENERAL NOTES ON COVER PAGE FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE. REFER TO DOOR SCHEDULE FOR SIZES AND DOOR TYPES.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS AND INDIVIDUAL OFFICES.
E	CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT

PROJECT NUMBER

20103

ISSUE DATE:

JANUARY 7, 2022

REVISIONS:

No.	Date	Description
-----	------	-------------

\_\_\_\_\_


CONSULTANT

# SYNERGY COMMONS TI

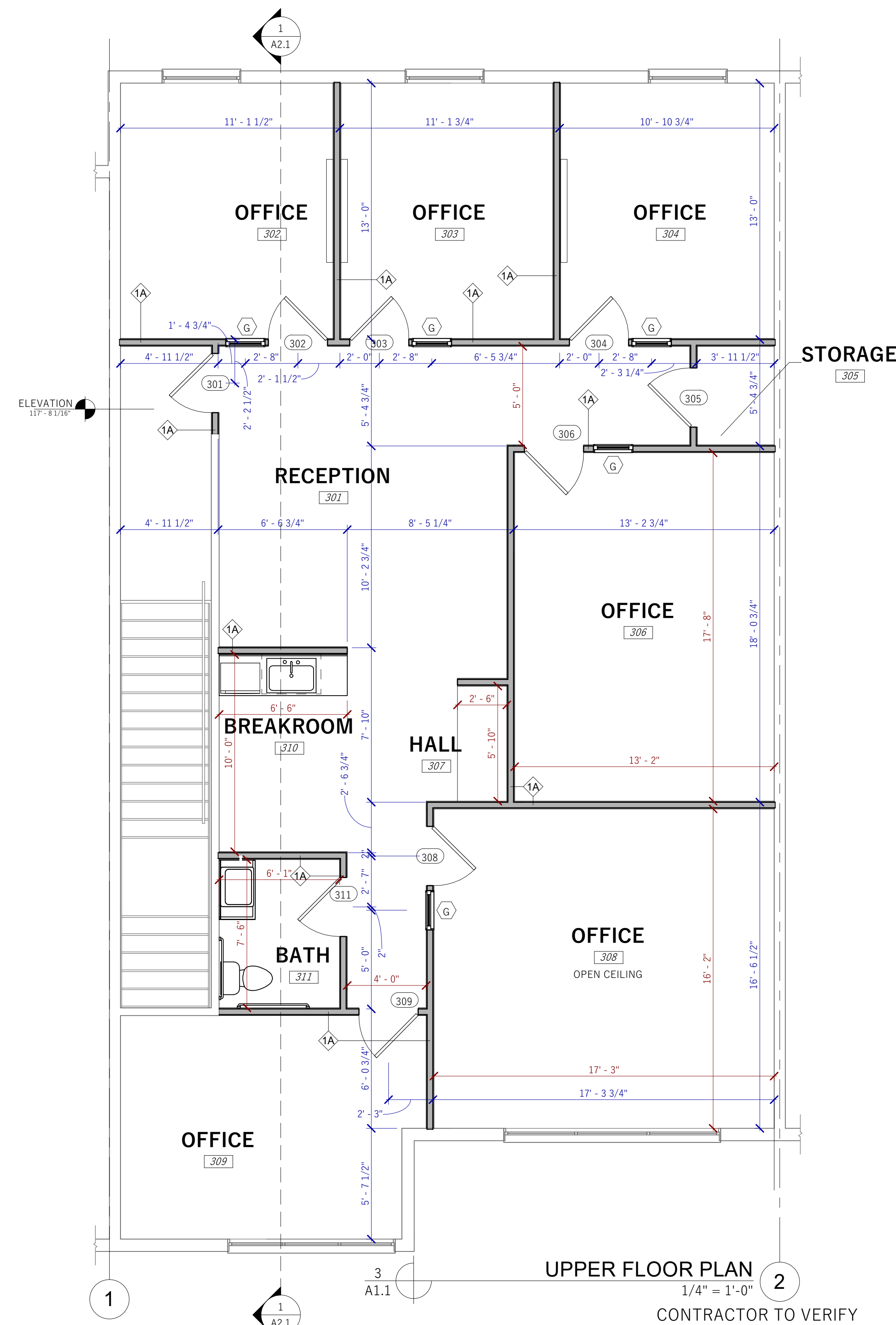
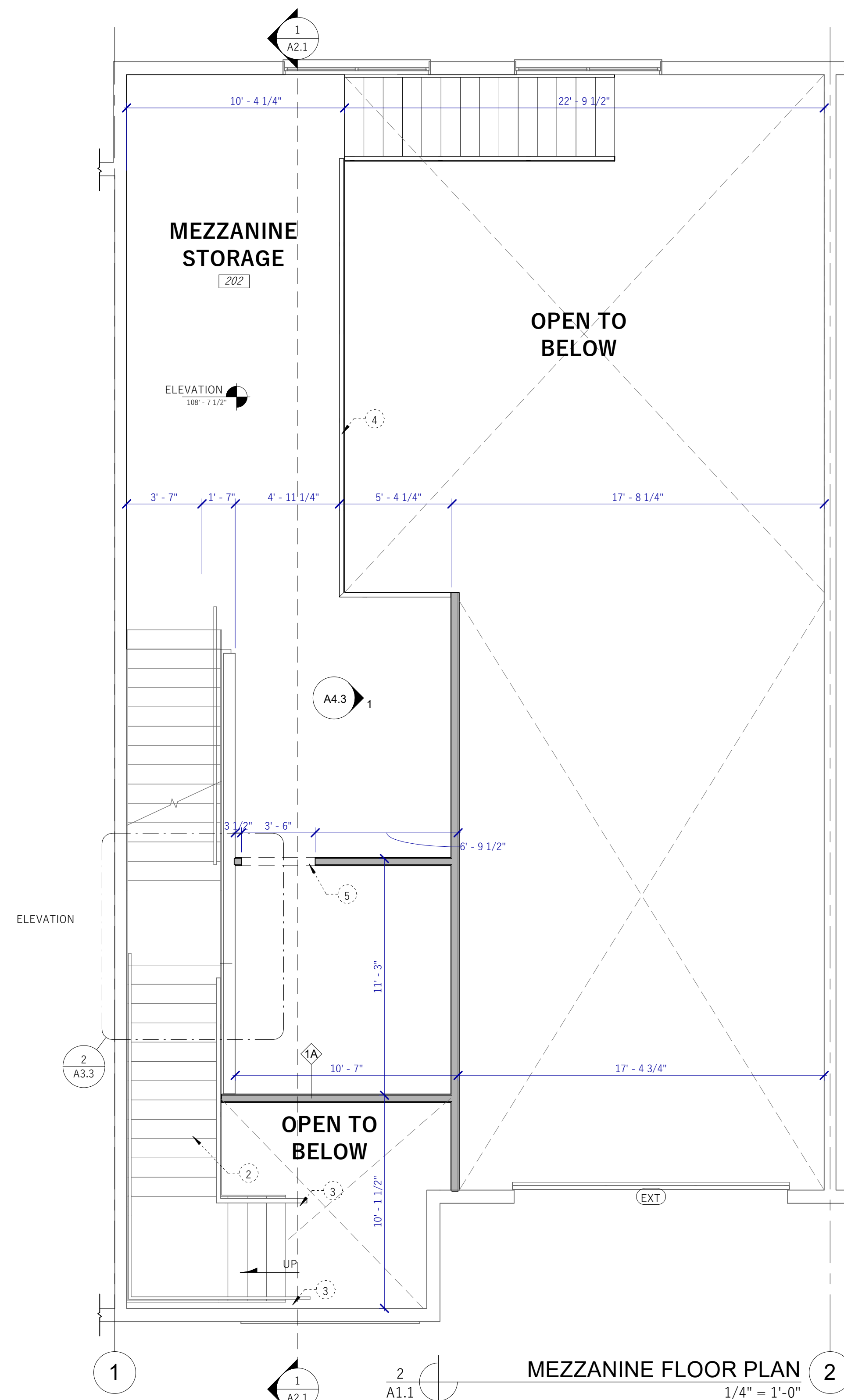
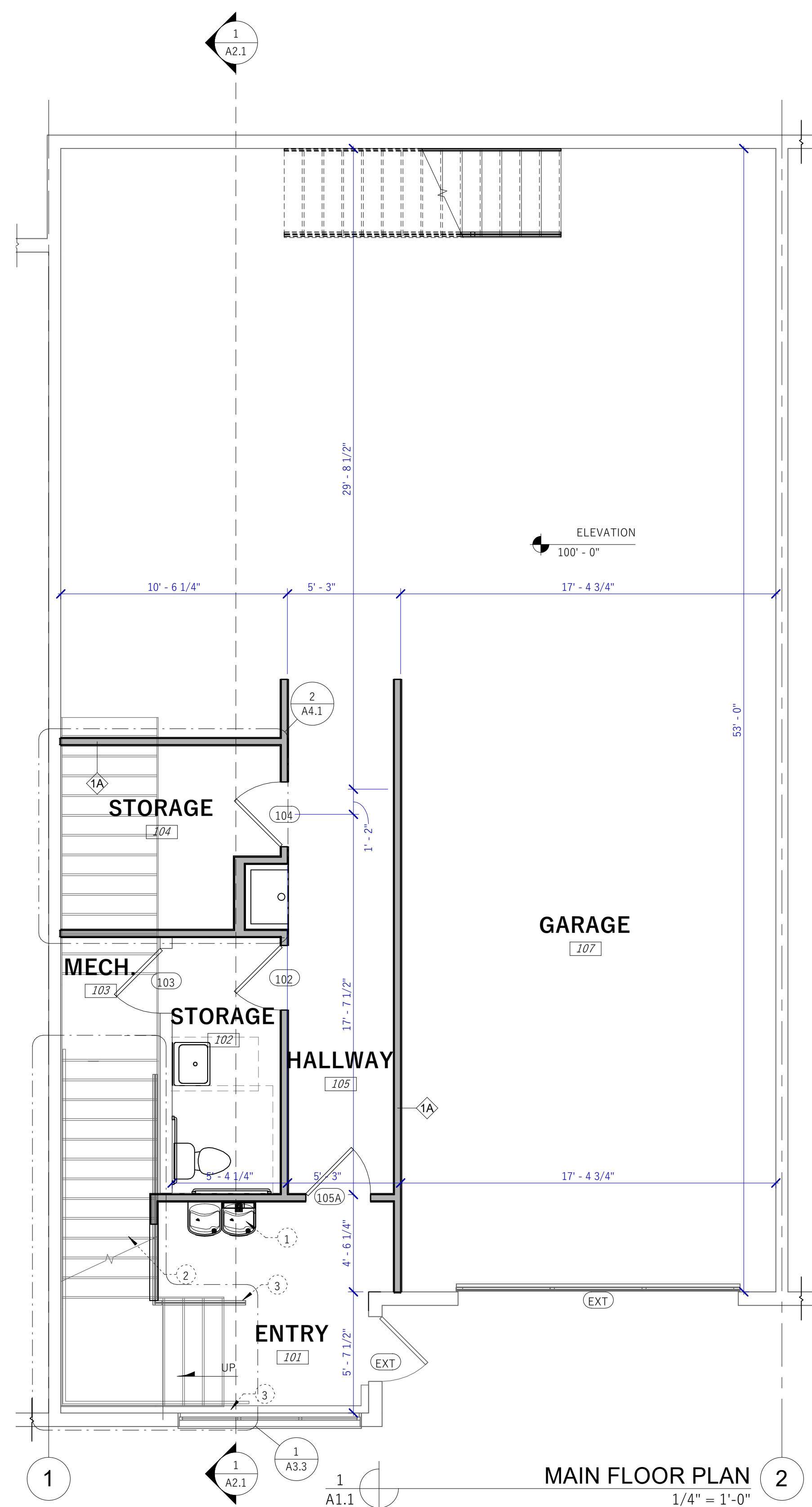
4376 NORTH FORESTDALE DR.  
PARK CITY, UTAH 84098

## FLOOR PLANS

## A1.1



**JZW**  
ARCHITECTS



CONTRACTOR TO VERIFY  
ALL DIMENSIONS

WWW.JZW-A.COM

45 E CENTER STREET, STE 202 NORTH SALT LAKE, UTAH 84054

**PHONE: (801 ) 936-1343**

© Copyright 2021 JZW Architects - The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and / or monetary compensation to JZW Architects.

Paul Pursell  
(984) 284-9045  
paul.pursell@chreality.com

Floor Plan | Flex Condo Unit at Synergy Commons

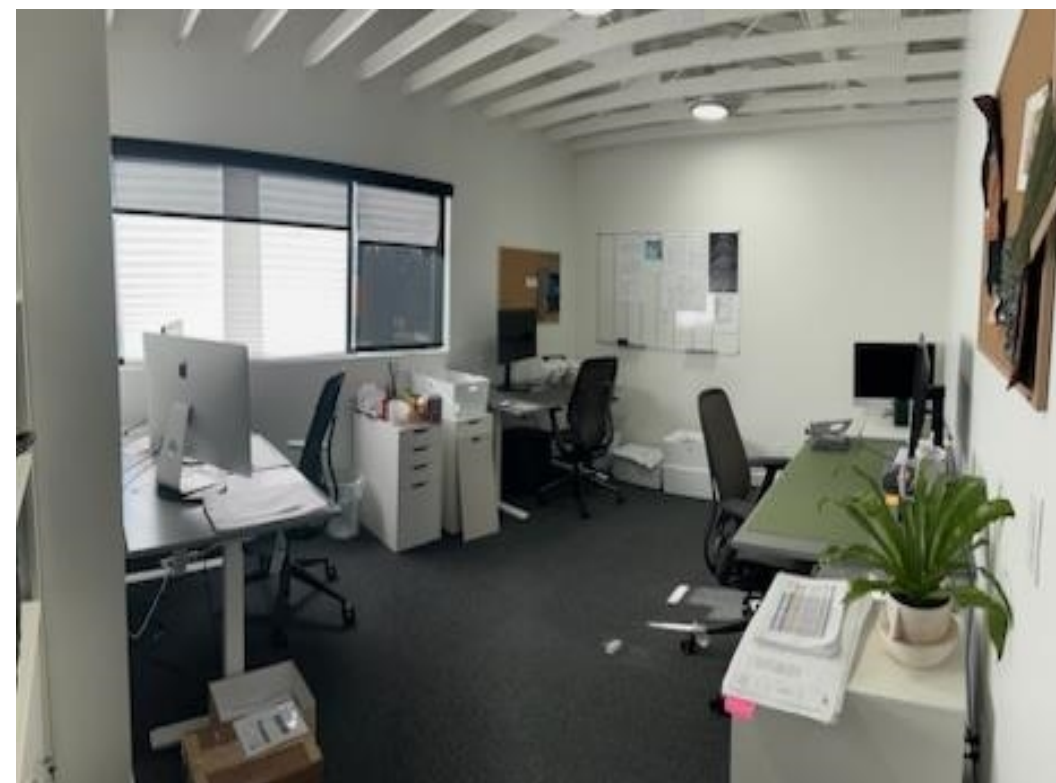


















03

## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23	6,111	13,688
2010 Population	18	7,738	17,305
2023 Population	32	8,967	21,965
2028 Population	33	9,852	24,483
2023 African American	0	49	123
2023 American Indian	0	32	71
2023 Asian	1	196	495
2023 Hispanic	2	1,580	2,978
2023 Other Race	1	940	1,621
2023 White	27	6,973	17,854
2023 Multiracial	3	770	1,779
2023-2028: Population: Growth Rate	3.10 %	9.50 %	10.95 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	163	453
\$15,000-\$24,999	0	55	128
\$25,000-\$34,999	0	102	273
\$35,000-\$49,999	0	212	538
\$50,000-\$74,999	0	268	707
\$75,000-\$99,999	0	251	828
\$100,000-\$149,999	0	433	1,091
\$150,000-\$199,999	0	504	1,132
\$200,000 or greater	2	1,420	3,474
Median HH Income	\$200,001	\$168,282	\$160,438
Average HH Income	\$256,788	\$211,109	\$205,725

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2	3,167	9,544
2010 Total Households	2	2,639	6,454
2023 Total Households	3	3,408	8,625
2028 Total Households	3	3,815	9,641
2023 Average Household Size	10.33	2.62	2.54
2000 Owner Occupied Housing	2	1,394	3,471
2000 Renter Occupied Housing	0	623	1,506
2023 Owner Occupied Housing	3	2,452	6,249
2023 Renter Occupied Housing	0	956	2,376
2023 Vacant Housing	0	1,863	7,575
2023 Total Housing	3	5,271	16,200
2028 Owner Occupied Housing	3	2,887	7,290
2028 Renter Occupied Housing	0	929	2,351
2028 Vacant Housing	0	1,906	7,759
2028 Total Housing	3	5,721	17,400
2023-2028: Households: Growth Rate	0.00 %	11.40 %	11.25 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1	575	1,499
2023 Population Age 35-39	1	669	1,583
2023 Population Age 40-44	2	680	1,520
2023 Population Age 45-49	2	619	1,495
2023 Population Age 50-54	3	707	1,688
2023 Population Age 55-59	3	653	1,646
2023 Population Age 60-64	3	658	1,609
2023 Population Age 65-69	2	507	1,275
2023 Population Age 70-74	2	329	929
2023 Population Age 75-79	0	197	562
2023 Population Age 80-84	0	62	217
2023 Population Age 85+	0	48	145
2023 Population Age 18+	24	6,758	17,026
2023 Median Age	46	40	40

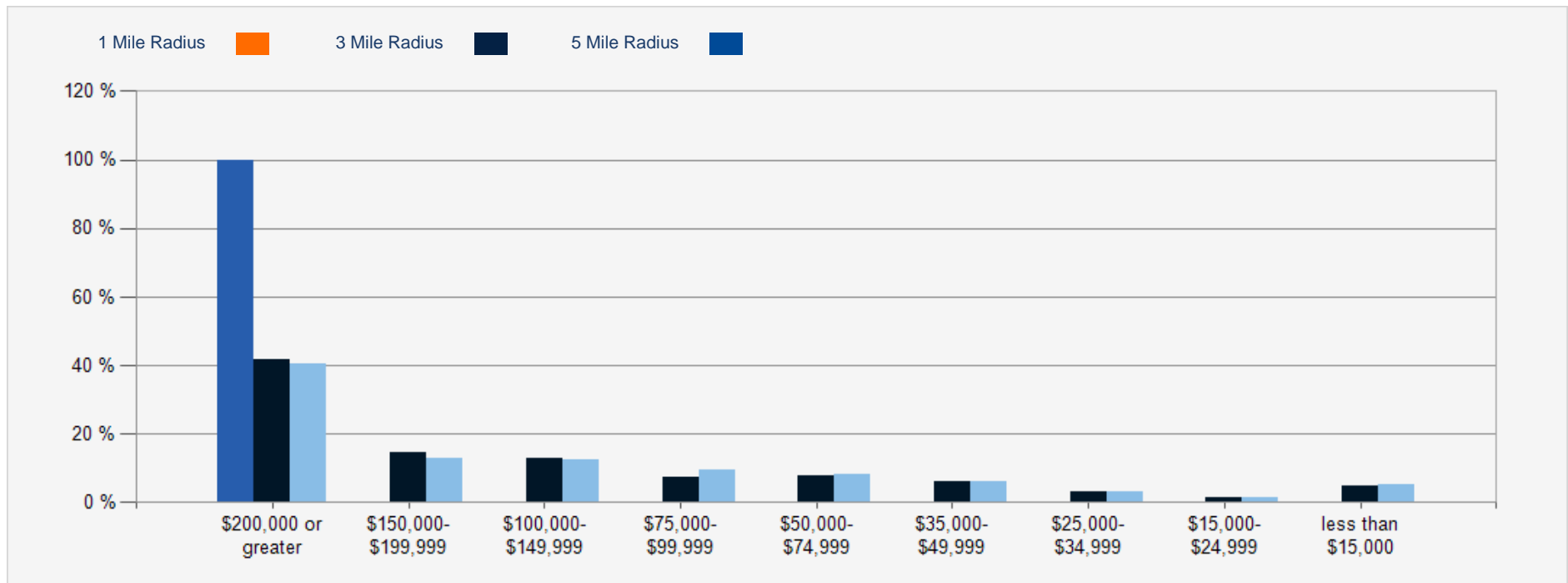
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$140,702	\$126,548
Average Household Income 25-34	\$0	\$185,798	\$177,785
Median Household Income 35-44	\$0	\$176,172	\$172,365
Average Household Income 35-44	\$0	\$216,352	\$214,772
Median Household Income 45-54	\$0	\$200,001	\$200,001
Average Household Income 45-54	\$209,619	\$245,995	\$245,373
Median Household Income 55-64	\$0	\$200,001	\$200,001
Average Household Income 55-64	\$208,070	\$243,656	\$239,739
Median Household Income 65-74	\$0	\$120,082	\$111,338
Average Household Income 65-74	\$166,004	\$182,079	\$176,665
Average Household Income 75+	\$0	\$128,681	\$127,048

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1	536	1,541
2028 Population Age 35-39	1	742	1,877
2028 Population Age 40-44	3	767	1,790
2028 Population Age 45-49	3	734	1,678
2028 Population Age 50-54	3	684	1,635
2028 Population Age 55-59	3	707	1,703
2028 Population Age 60-64	3	636	1,600
2028 Population Age 65-69	3	572	1,491
2028 Population Age 70-74	2	395	1,129
2028 Population Age 75-79	0	295	841
2028 Population Age 80-84	0	115	427
2028 Population Age 85+	0	78	239
2028 Population Age 18+	25	7,502	19,190
2028 Median Age	47	40	41

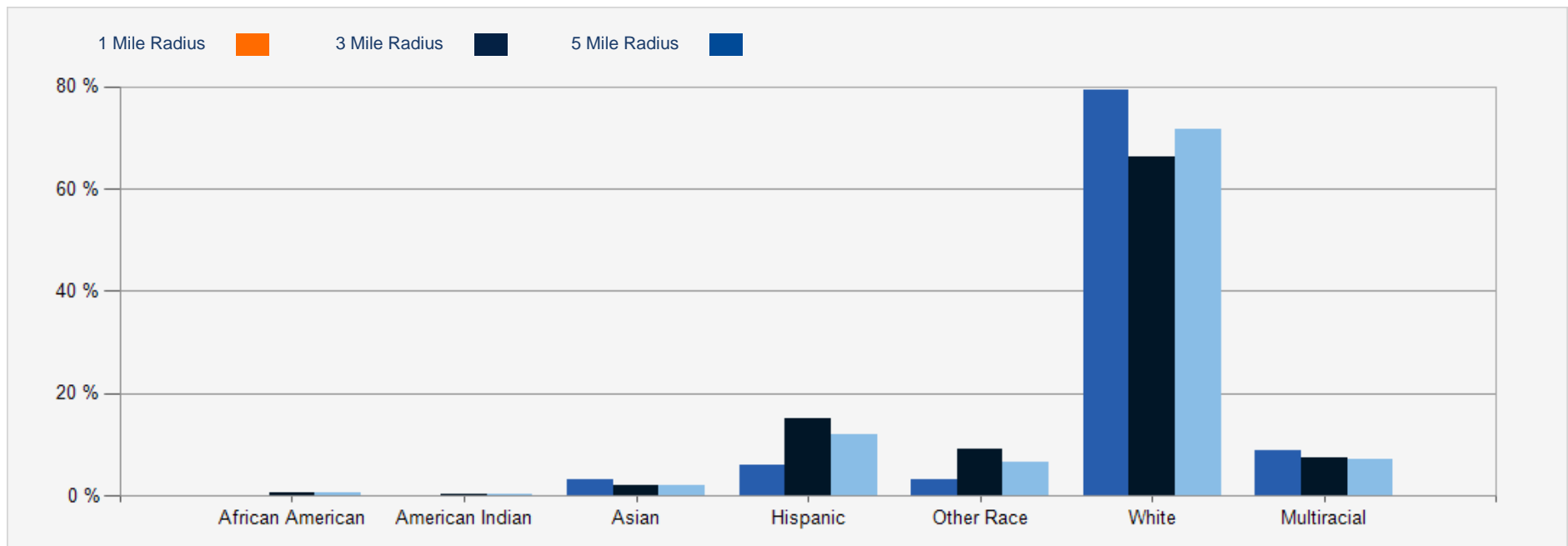
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$150,000	\$139,046
Average Household Income 25-34	\$0	\$196,894	\$192,135
Median Household Income 35-44	\$0	\$179,920	\$180,482
Average Household Income 35-44	\$0	\$229,184	\$231,561
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$225,383	\$258,419	\$256,947
Median Household Income 55-64	\$0	\$200,001	\$200,001
Average Household Income 55-64	\$215,581	\$259,645	\$258,359
Median Household Income 65-74	\$0	\$143,469	\$138,320
Average Household Income 65-74	\$208,508	\$203,756	\$201,943
Average Household Income 75+	\$0	\$142,065	\$150,091



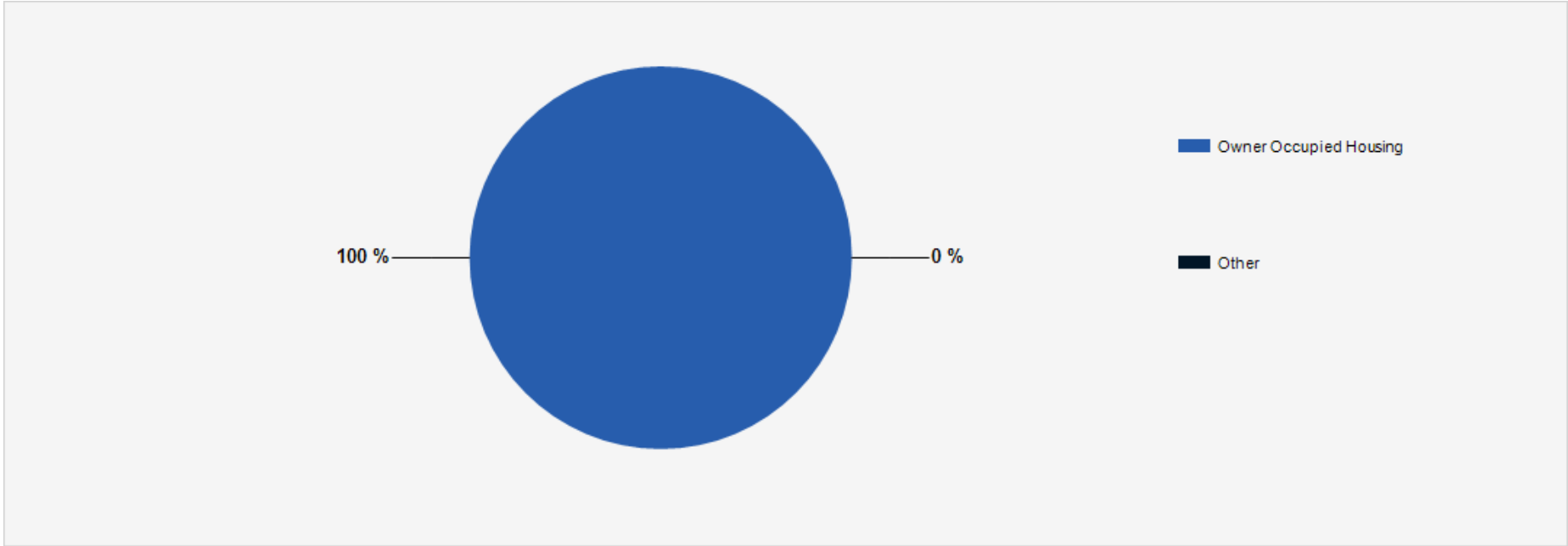
## 2023 Household Income



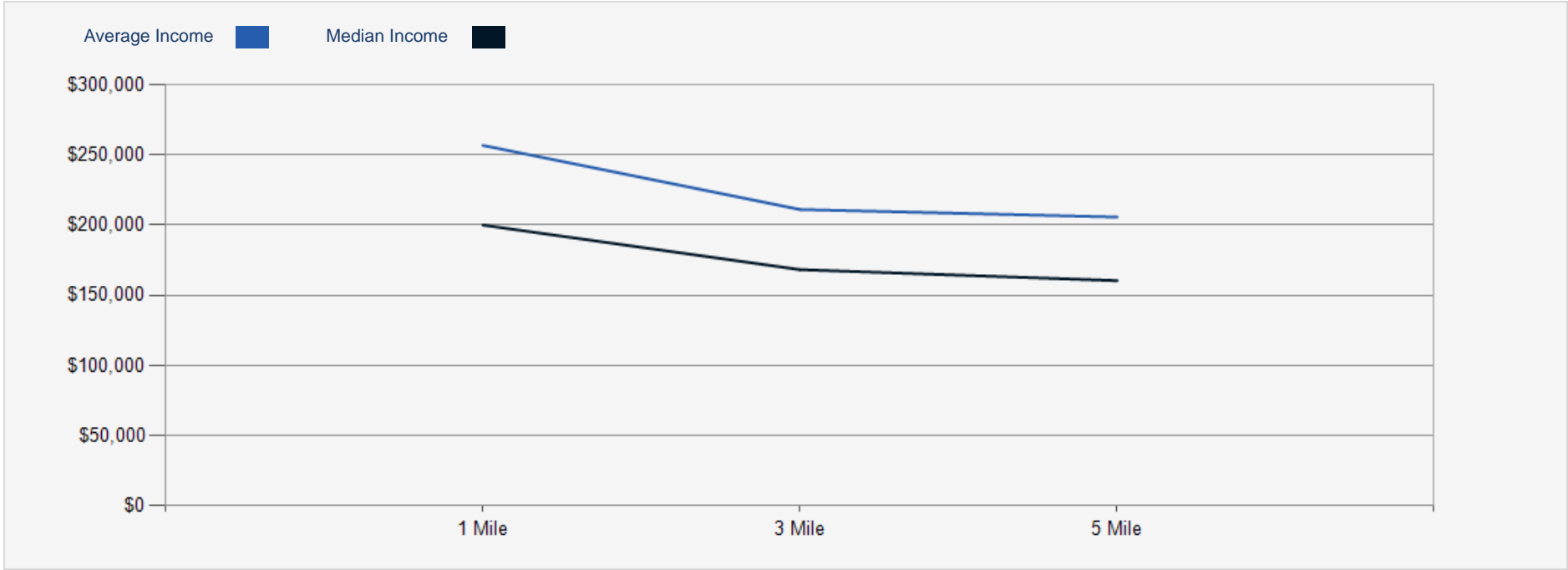
## 2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





# Flex Condo Unit at Synergy Commons

*Exclusively Marketed by:*

**Paul Pursell**  
(984) 284-9045  
paul.pursell@cbrealty.com



**COLDWELL BANKER  
COMMERCIAL**