

# 300

Morrie Drive  
Cheyenne, Wy 82007

## CONTACT US

Craig Thomas  
Principal Broker  
+1 801 201 3657  
craig.thomas@cbre.com  
Lic. 12666

**CBRE**

# Summary

CBRE, Inc is pleased to present the opportunity to purchase the fee-simple interest in this Class A 69,941 square foot, creative office building with ample parking.

This 3-floor building has been the area's corporate home to Holly Frontier, now HFSinclair, and was designed by sustainable designer architects, Tobin and Associates. This fabulously designed building offers an inviting open stairway, high ceilings, a collaborative "hangout" area, and features a floor to ceiling window wall, providing excellent daylight throughout the building. Perfect for an owner-user or will lease the entire building and property for 5 years.

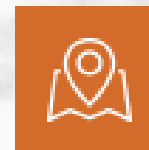
Located in tax and business –friendly Wyoming, i.e., \$-0- corporate tax and \$-0- personal income tax – Rated No 1

With it's just-off Interstate 80 and Interstate 25, location, the property is a short 45 minute drive to Ft Collins, CO and 1 hour 45 min to Denver



## HIGHLIGHTS

- › Price Call for Pricing
- › SF 69,941, SF
- › Yr Built 2009
- › Address: 300 Morrie Ave, Cheyenne, WY
- › Zoning LI – Light Industrial – office, lab space, moderate design



Designed  
by Tobin &  
Assoc



3  
levels



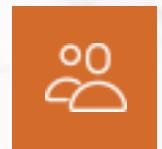
Ample  
parking



Kitchen and  
2  
breakrooms



Elevator



Secured  
building

# Property highlights



## Parcel size

Located on 4.31 acre parcel



## Building Amenities

10 restrooms and 2 locker rooms with showers, laundry kitchen + breakrooms elevator, ample windows secure key card access, and High ceilings



## Parking

Asphalt parking with 132 stalls



## Centrally Located

Near two major universities, the University of Wyoming in Laramie, WY and Colorado State University in Fort Collins, CO. Easy access to I-80 and I-25



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## Morrie Ave

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