

FOR SALE OR LEASE

300

Morrie Drive

Cheyenne, Wy 82007



CONTACT US

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CBRE

Executive summary

CBRE, Inc is pleased to present the opportunity to purchase the fee-simple interest in this Class A 69,941 square foot, creative suburban office building with 132 parking stalls.

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. The building has an inviting open stairway, high ceilings, a collaborative "hangout" area, and features a floor to ceiling window wall, providing natural daylight throughout the building. Perfect for an owner-user, or this Seller will consider leasing back a portion of the property for a period of up to 5 years.

Above market finishes and architecture.

Just-off Interstate 80 and Interstate 25, the property is a short 45-minute drive to Ft Collins, CO and 1 hour 45-minute drive to Denver.



- › Price Call for Pricing
- › Square feet 69,941
- › Yr Built 2009
- › Address: 300 Morrie Ave, Cheyenne, WY
- › Zoning LI - Light Industrial allows lab use, moderate mfg, and office



Designed
by Tobin &
Assoc



3 floors 22K
to 24 per
floor



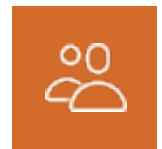
Very good
freeway
access



Kitchen and
2
breakrooms



Zoned
LI



Secured
building

Property highlights



Parcel size

Located on 4.31 acre parcel



Bld Amenities

10 restrooms and 2 locker rooms with showers and laundry
Kitchen + breakrooms
Elevator
Secure key card access
High ceilings
On-site generator for redundant power



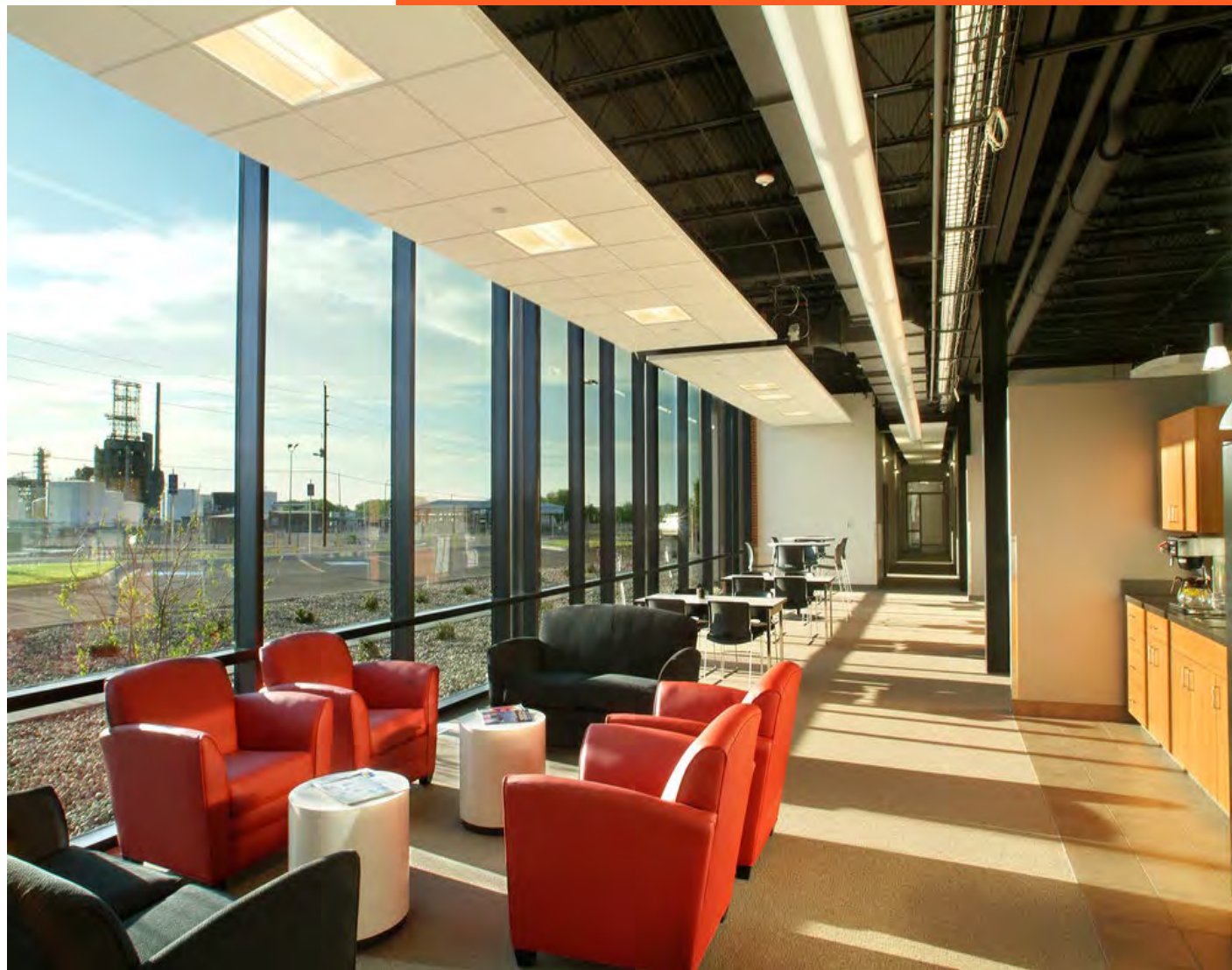
Parking

Lighted asphalt surface parking lot with 132 stalls.

Location

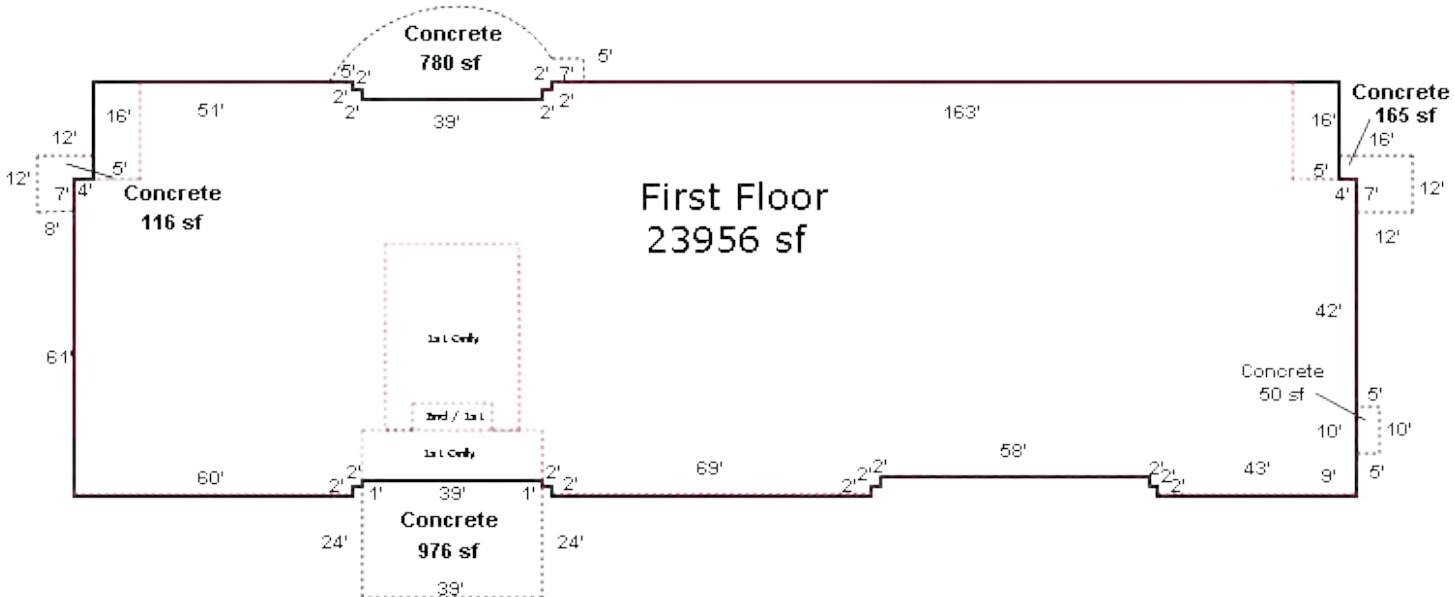
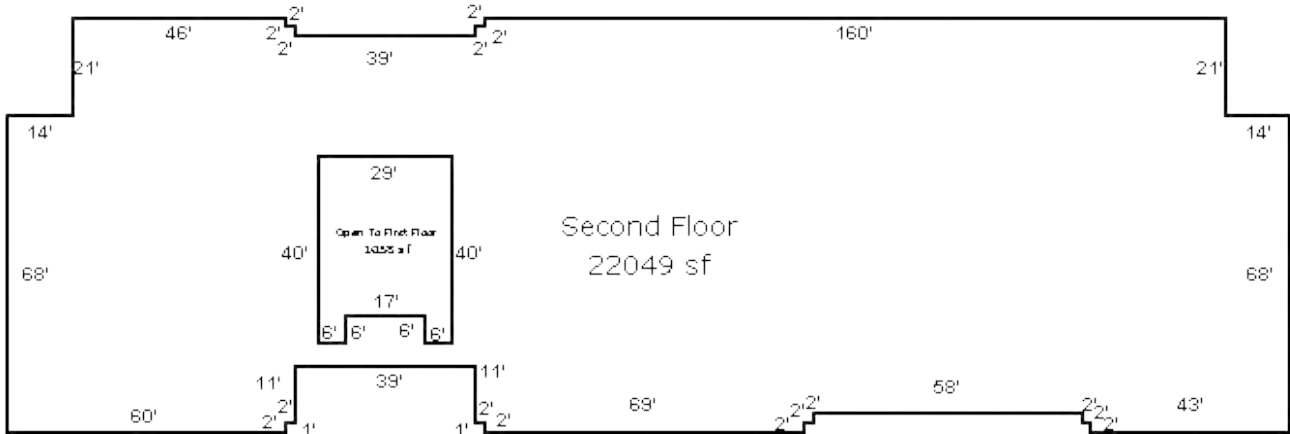


Near two major Universities, the University of Wyoming in Laramie, WY and Colorado State University in Fort Collins, CO
Easy access to I-80 and I-25



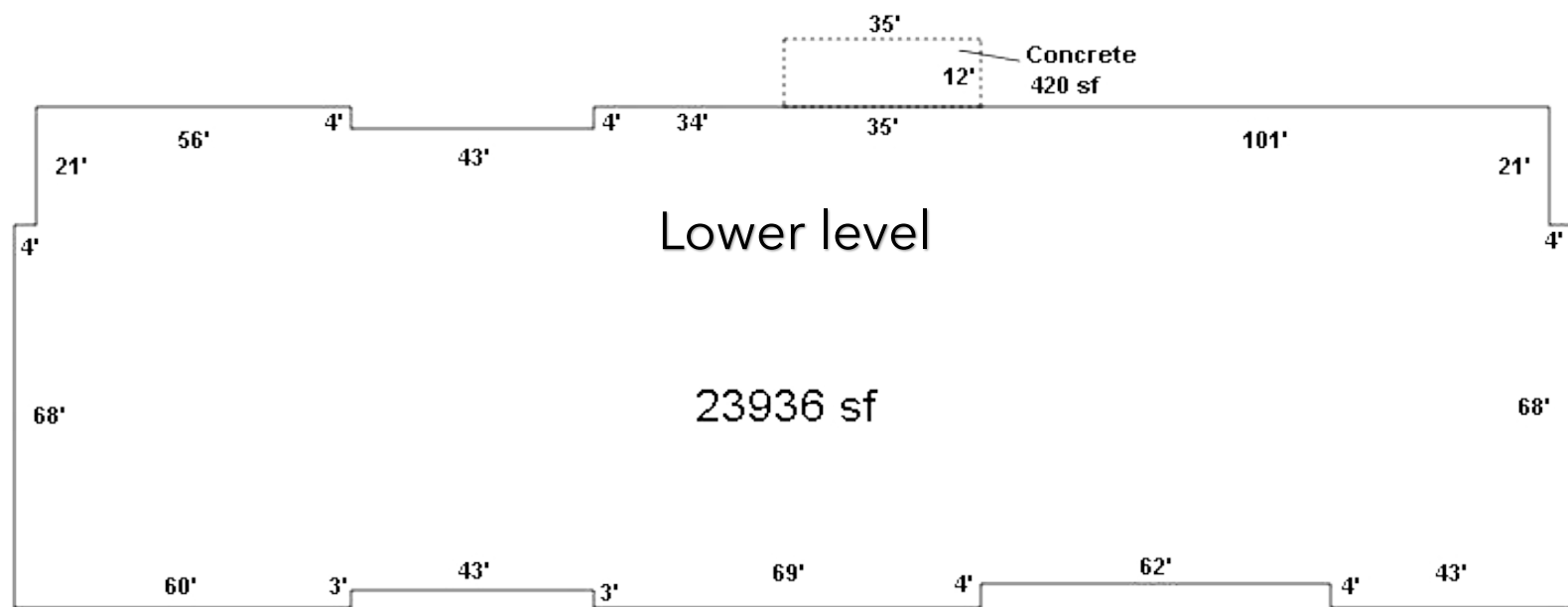


Floor Plans – 1st and 2nd floors



(Contact broker for detailed plans)

Floor Plans – Lower Level



3rd Floor
(Contact broker for detailed plan)



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	10 MILES
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POPULATION

2022 Population	51,095	82,365	101,000
2027 Population - Projection	51,224	83,707	104,000

GENERATIONS

Generation Z and under	30%	30%	30%
Millennials and Gen X	44%	43%	42%
Baby Boomers +	25%	26%	27%

HOUSEHOLD INCOME

Average Household Income	\$80,938	\$92,394	\$99,694
2027 Household Projection	\$96,018	\$109,301	\$117,931
% of Households over \$100K	23%	30%	33%

HOUSING VALUE

Median Home Price	\$247K	\$275K	\$295K
Average Home Price	\$257K	\$296K	\$325K

TAX FRIENDLY WYOMING HAS \$-0- CORPORATE INCOME TAX AND \$-0- INDIVIDUAL INCOME TAX. WYOMING'S TAX SYSTEM RANKS 1ST OVERALL ON THE 2023 STATE BUSINESS TAX CLIMATE INDEX

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