



COLDWELL BANKER
THE LEGACY GROUP

FOR LEASE

234 E 1ST ST, CASPER, WY

lummushomes.com



A PREMIER MEDICAL OPPORTUNITY IN DOWNTOWN CASPER

Position your practice in one of Casper's most established and professionally designed medical environments.

This exceptional medical office suite is now available for lease in The M Building, a purpose-built healthcare hub in the heart of downtown Casper, Wyoming. Designed with both patient experience and clinical efficiency in mind, this fully turn-key space offers a rare opportunity for a provider to step into a polished, functional, and thoughtfully designed setting with minimal downtime.

Every element of the suite supports strong workflow, comfort, and flexibility for today's medical users.

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PROPERTY DETAILS

- **Size:** 3,928 square feet
- **Condition:** Newly built, move-in ready, fully turn-key
- **Lease Rate:** \$32 per square foot
- **Availability:** Offered furnished or unfurnished



SUITE HIGHLIGHTS

- 5 consult rooms designed for efficient, patient-centered care
- 4 private offices
- Dedicated team and collaboration areas
- Reception area with separate check-in and check-out stations
- Employee breakroom
- Shared laundry area
- Large shared waiting room with a bright, modern feel
- Circadian-rhythm skylights that provide natural-feeling light throughout the day
- Distinctive architectural and design features throughout the suite



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FURNISHED OR UNFURNISHED

The suite can be delivered furnished or unfurnished depending on the tenant's needs. Existing furnishings include quality medical-grade pieces, including bariatric-capable seating. The overall design is cohesive, professional, and ready to support a wide range of medical users while still allowing room for tenant branding and customization.



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FLEXIBLE LEASING STRUCTURE

This opportunity offers flexibility that is difficult to find in traditional medical office space.

Potential configurations include:

- Single-tenant occupancy
- Multiple smaller tenants
- Shared reception and staffing models
- Accommodation for rotating providers
- Layout flexibility for specialty-specific use

This creates a practical option for providers looking to control overhead while maintaining a strong patient experience and professional standard of care.



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AVAILABILITY

This suite is becoming available due to an internal reorganization of orthopedic services within the building aimed at improving operational efficiency and reducing duplication. This is a strategic transition within the practice, not space made available because of tenant turnover.

The suite is well-maintained, professionally built out, and ready for immediate occupancy.

JOIN A THRIVING MEDICAL COMMUNITY

Tenants at The M Building benefit from being part of an integrated medical environment that includes established providers and complementary services, including:

- Regenerative medicine and orthopedic care
- Advanced diagnostic imaging, including MRI, CT, X-ray, ultrasound, and standing CT
- Immediate orthopedic care
- Physical therapy
- Functional and family medicine

This collaborative setting supports natural referral relationships and provides tenants with the advantage of operating alongside respected healthcare providers in a strong medical ecosystem.

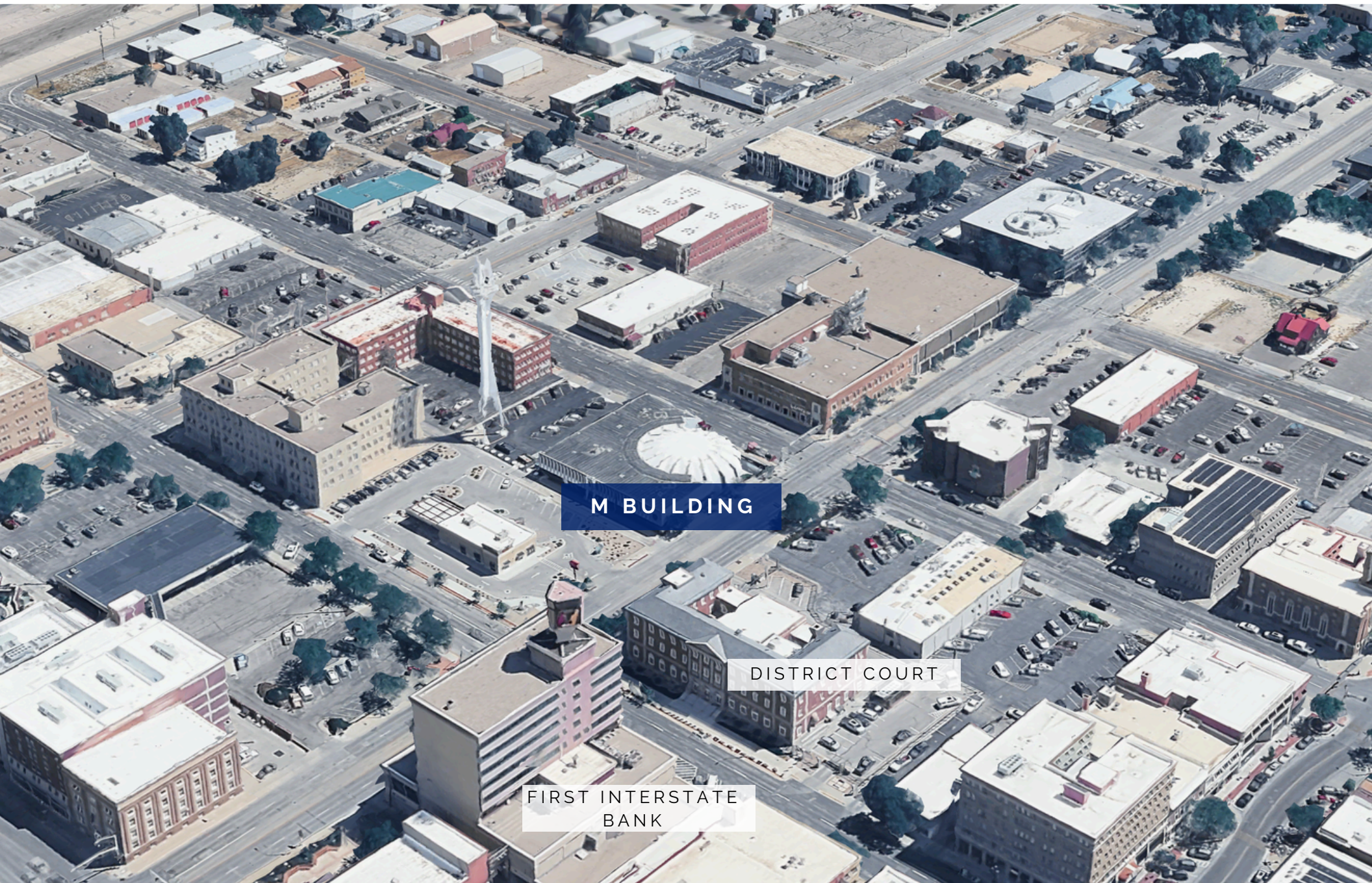


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M BUILDING

DISTRICT COURT

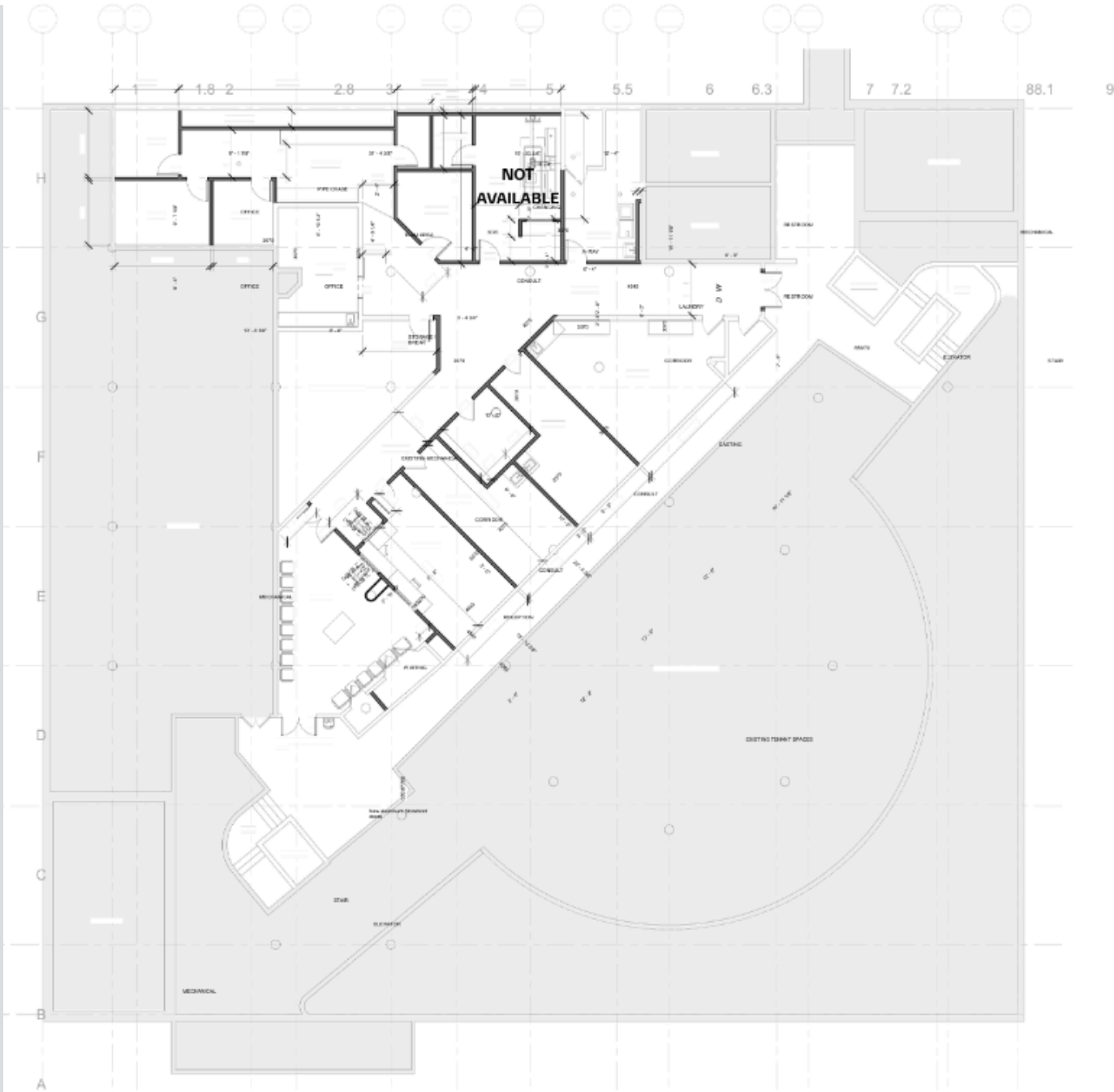
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WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state, located in the Center of Natrona County with a population of 80,000±, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events, and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



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