

# 6000 E. 2<sup>nd</sup> St.



- 1,000-12,300 rentable square feet available on the Second floor
- Former NY Life offices, can be demised
- First floor tenant is the Casper Veterans Administration Clinic
- Centrally located in the heart of Casper's growing Eastside Professional Business Park
- Surrounded by Retail, Restaurants, Medical Facilities & Hotels
- Two Story Class "A" Office Building
- Rental Rate: \$16.00 PSF and up / NNN

Contact:



[WWW.CORNERSTONERE.COM](http://WWW.CORNERSTONERE.COM)

Chuck Hawley

Principal

307-259-1315

Forrest Leff

Principal Broker

307-262-2393



- Contemporary Layout and Design Elements
- Spacious Lobbies with an abundance of natural light
- Travertine Marble and Tile Flooring
- Conference Room with Reception area





- Class A Office Space
- Picture Windows with Views of Casper mountain
- Kitchen areas with built in Cabinets and Counter tops



6000 E. 2nd St.

Legend  
6000 E 2nd St



WYOMING  
ALE  
WORKS

Outpatient  
Clinic

MENARDS



6000 E 2nd St

FOSS  
MOTORS

ELKHORN VALLEY  
REHABILITATION HOSPITAL

SUMMIT  
MEDICAL  
CENTER

MOUNTAIN VIEW  
REGIONAL HOSPITAL

Walden  
Stay Suites

Best  
Western  
PLUS

Freemont

Holiday Inn

DRIVEN  
MOTORSPORTS

ROCKY  
MOUNTAIN  
ONCOLOGY

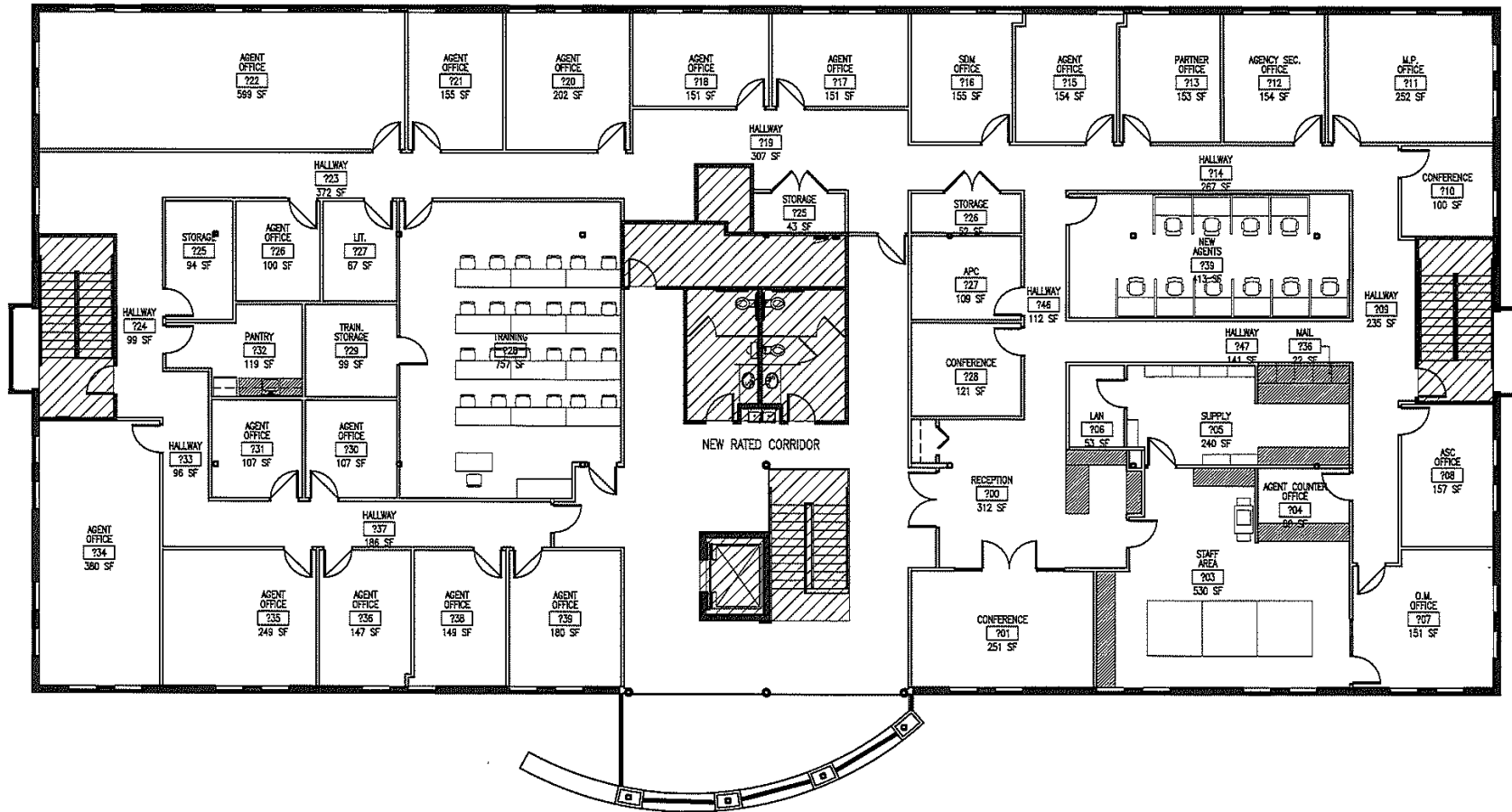
Google Earth

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2000 ft







**IA** INTERIOR ARCHITECTS  
SAN FRANCISCO

Project Name: NYL WYOMING  
Job Number: 025112.19

350 CALIFORNIA STREET, SUITE 1500  
SAN FRANCISCO, CALIFORNIA 94104  
TEL 415-434-3335 FAX 415-434-0330

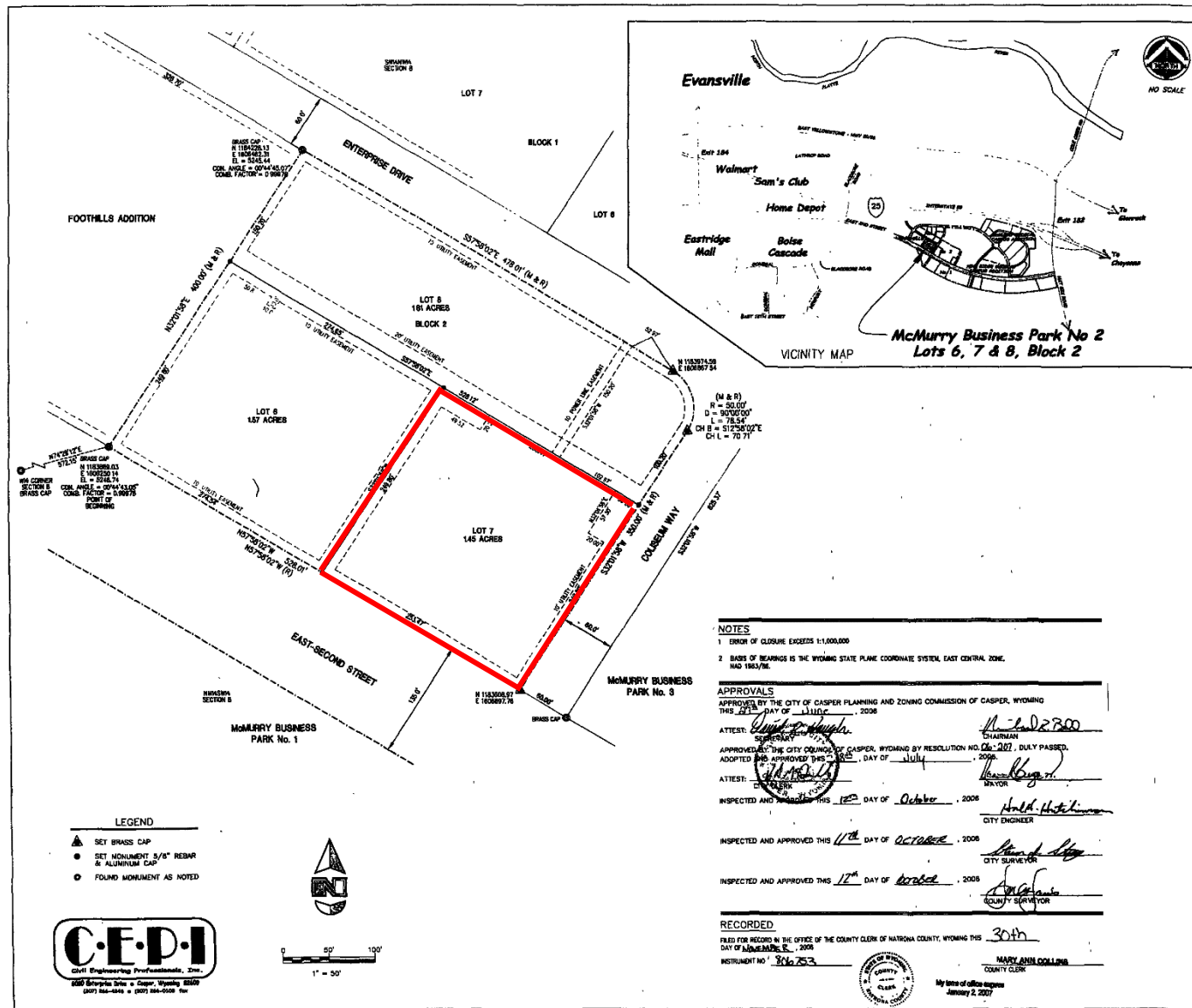
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Refer To Drawing: SK-13  
Issue: REVISION  
Date: 05/04/2007  
Scale: 3/32=1'-0"  
Drawing: SK-14

11:29 AM 5/04/07 \\W-GLOBAL\COM\OFFSHOOT\PROJECTS\SANFRANCISCO\NEW YORK LIFE\025112.19 WYOMING CONSULTING\PROJECT DRAWINGS\NYL WYOMING\CONSTRUCT\025112.19-02.PLW.DWG

• Second Floor





806753

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, GRANTE PEAK DEVELOPMENT, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCELS OF LAND, A PARCEL OF LAND SITUATE IN THE SW1/4 AND THE NW1/4 OF SECTION 8, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP;

THENCE S74°52'15"E, A DISTANCE OF 271.51 FEET TO THE SOUTHWEST CORNER OF THE PARCEL LOCATED IN THE NORTH 1/4 OF SAID SECTION 8, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S87°50'00"E, ALONG THE EAST LINE OF THE FOOTHILLS ADDITION NO. 1, A DISTANCE OF 470.01 FEET TO THE NORTHEAST CORNER OF THE PARCEL; ALSO BEING THE NORTHEAST CORNER OF SAID FOOTHILLS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S87°50'00"E, ALONG THE SOUTH LINE OF ENTERPRISE DRIVE, A DISTANCE OF 470.01 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET, HAVING A CHORD BEARING OF S89°00'00"E, A DISTANCE OF 70.71 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S89°00'00"E, ALONG THE WEST RIGHT-OF-WAY LINE OF COLISEUM WAY, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF EAST SECOND STREET, MONUMENTED BY A BRASS CAP;

THENCE N89°00'00"E, ALONG THE WEST RIGHT-OF-WAY LINE OF EAST SECOND STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAN, IS DESIGNATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, THE NAME OF THE UNDERSIGNED OWNER, GRANTE PEAK DEVELOPMENT, LLC, LOTS 6, 7 & 8, BLOCK 2, AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PERMANENTLY DEDICATES TO THE PUBLIC AND LEGALLY LOCATES, CONTROLS, LINES AND BOUNDARIES, CORNERS, MARKS AND PINS, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAN. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

V.A. RESOURCES, L.L.C.  
 P.O. BOX 90700  
 CASPER, WYOMING 82506

W. H. McMURRY - MANAGING DIRECTOR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY W. H. McMURRY THIS 23rd DAY OF July, 2008.

WITNESS MY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES 03/31/2015

NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEINBERG, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 6638, DO HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION BETWEEN MARCH, 2008 AND NOVEMBER, 2008, AND THAT THIS PLAN TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND CURVES REFERRED TO THE TRUE MICHIGAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEINBERG THIS 30th DAY OF October, 2008.

WITNESS MY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES 03/31/2015

REPLAT OF  
 LOTS 2 - 5, BLOCK 2, McMURRAY BUSINESS PARK NO. 2  
 AS  
**McMURRAY BUSINESS PARK NO. 2**  
**LOTS 6, 7 & 8, BLOCK 2**

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE  
 NW1/4SW1/4 & THE SW1/4NW1/4 OF SECTION 8  
 T.33N., R.78W., 6TH P.M.  
 NATRONA COUNTY WYOMING

W. R. FEINBERG  
 LAND SURVEYOR

**NOTES**

1. ERROR OF CLOSURE EXCEEDS 1:1,000,000

2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/96.

**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 23rd DAY OF July, 2008

ATTEST: *[Signature]* CHAIRMAN

APPROVED BY THE CITY CLERK OF CASPER, WYOMING BY RESOLUTION NO. 06-207, DULY PASSED, ADOPTED AND APPROVED THIS 23rd DAY OF July, 2008

ATTEST: *[Signature]* CLERK

INSPECTED AND APPROVED THIS 22nd DAY OF October, 2008 *[Signature]* CITY ENGINEER

INSPECTED AND APPROVED THIS 17th DAY OF October, 2008 *[Signature]* CITY ENGINEER

INSPECTED AND APPROVED THIS 17th DAY OF October, 2008 *[Signature]* COUNTY SURVEYOR

**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS DAY OF November 8, 2008

INSTRUMENT NO: 806753

MARY ANNE COLLINS  
 COUNTY CLERK

My term of office expires  
 January 2, 2007

**LEGEND**

- ▲ SET BY BRASS CAP
- SET BY MONUMENT 2" X 1/2" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

**C.E.P.I.**  
 Civil Engineering Professionals, Inc.  
 2205 Sycamore Drive • Casper, Wyoming 82501  
 (307) 684-4444 • (307) 684-6500 fax

Scale: 1" = 50'

- Lot 7
- Located in the McMurray Business Park No. 2
- 1.45 Acres

\*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt it's accuracy, but offer no guarantee. 2018 Cornerstone Real Estate.

