

4030 W LAKE CREEK DR
WILSON, WYOMING

CLASS A EXECUTIVE OFFICE SPACES



KW JACKSON
HOLE
KELLERWILLIAMS[®] DEIRDRE GRIFFITH





Prime Location & Room to Grow

4030 W. Lake Creek Drive is a substantial, fully renovated 28,919 square foot mixed-use building constructed with steel and concrete, boasting Class A office suites and commercial spaces. The building contains 4,493 sqft of refined and luxurious office space for lease unlike anything else that exists on the West Bank or in Teton County. The second floor office suites offer thoughtfully designed spaces to maximize natural light with luxurious interior office settings. The potential for expanding your professional presence in the West Bank area is priceless. High-end finishes and top of the line common amenities include a conference room, kitchen, lounge, and restrooms so that you can optimize your personal space for your business.

This building is situated on the highly desirable West Bank, within the Aspens, strategically positioned between Teton Village, Wilson, and Jackson, offering convenient accessibility and exceptional community visibility. In the same building is the brand new 11,000 sqft West Bank Club, Prospect Design Studio, and 6,000 of high end retail on the first floor, these office suites are optimally located. The ample parking lot ensures plenty of patron parking and proximity to the Aspens Market, coffee shops, and other retail in The WestBank Center offers convenient amenities. Offices are located just a 10 minute drive from Jackson Hole Mountain Resort, which is consistently rated in the top ski resorts in North America.



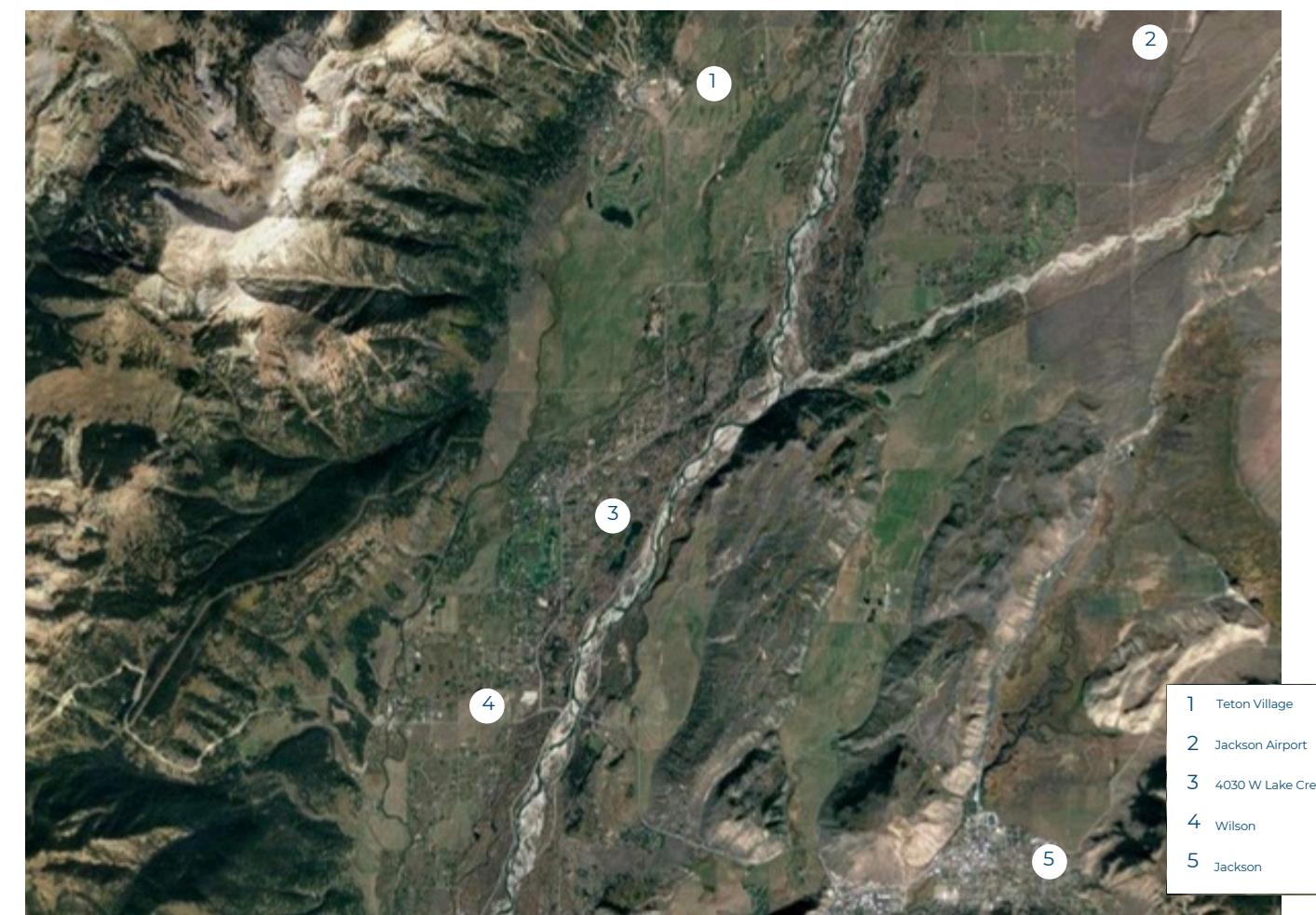
4030 W. Lake Creek Drive

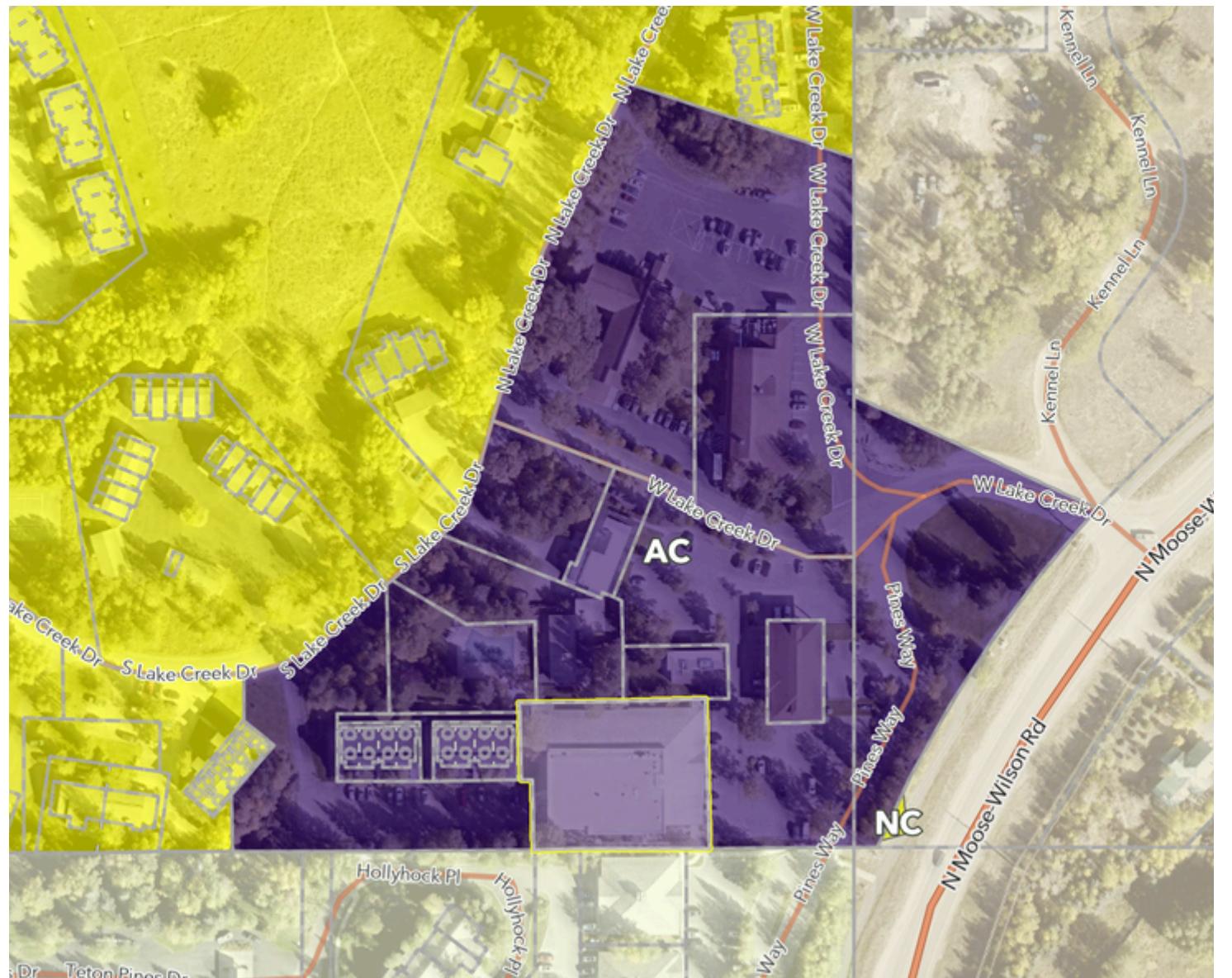
Property Stats:

- Suites ranging from 595-1,058 sqft
 - NNN Lease (estimated \$11-12/sqft)
 - Tenant Improvement allowance
 - Price based on suite size

Features:

- **New Construction**
 - **Ample Parking**
 - **West Bank Club gym access with lease**
 - **Lounge, conference room, restrooms, and kitchen**
 - **Ability to help design and finish out your suite**





ZONING MAP
4030 W LAKE CREEK DRIVE

Auto Commercial Zoning - Section 2.3.1

Allowed uses:

- Office
- Retail
- Service



Teton Pines and The Aspens



Retail, restaurants, and services populate the strip including:

- Persephone Westbank Bakery
- The UPS Store
- Aspens Market
- Sudachi
- Bank of Jackson Hole
- Made
- Salon SL
- Wilson Book Traders
- Sotheby's International Realty
- Teton Yoga Shala
- M Home Goods
- START Bus Stop with service to Teton Village

Teton Pines and the Aspens are the hub of amenities between Teton Village and Wilson. The Aspens neighborhood is resort zoned, allowing nightly rentals (Airbnb and VRBO).

Teton Pines Golf Club offers world class golf, indoor tennis and pickleball, and nordic skiing.

In addition to the shops listed below, the office spaces in the complex are occupied by financial services, family offices, real estate, and small businesses.



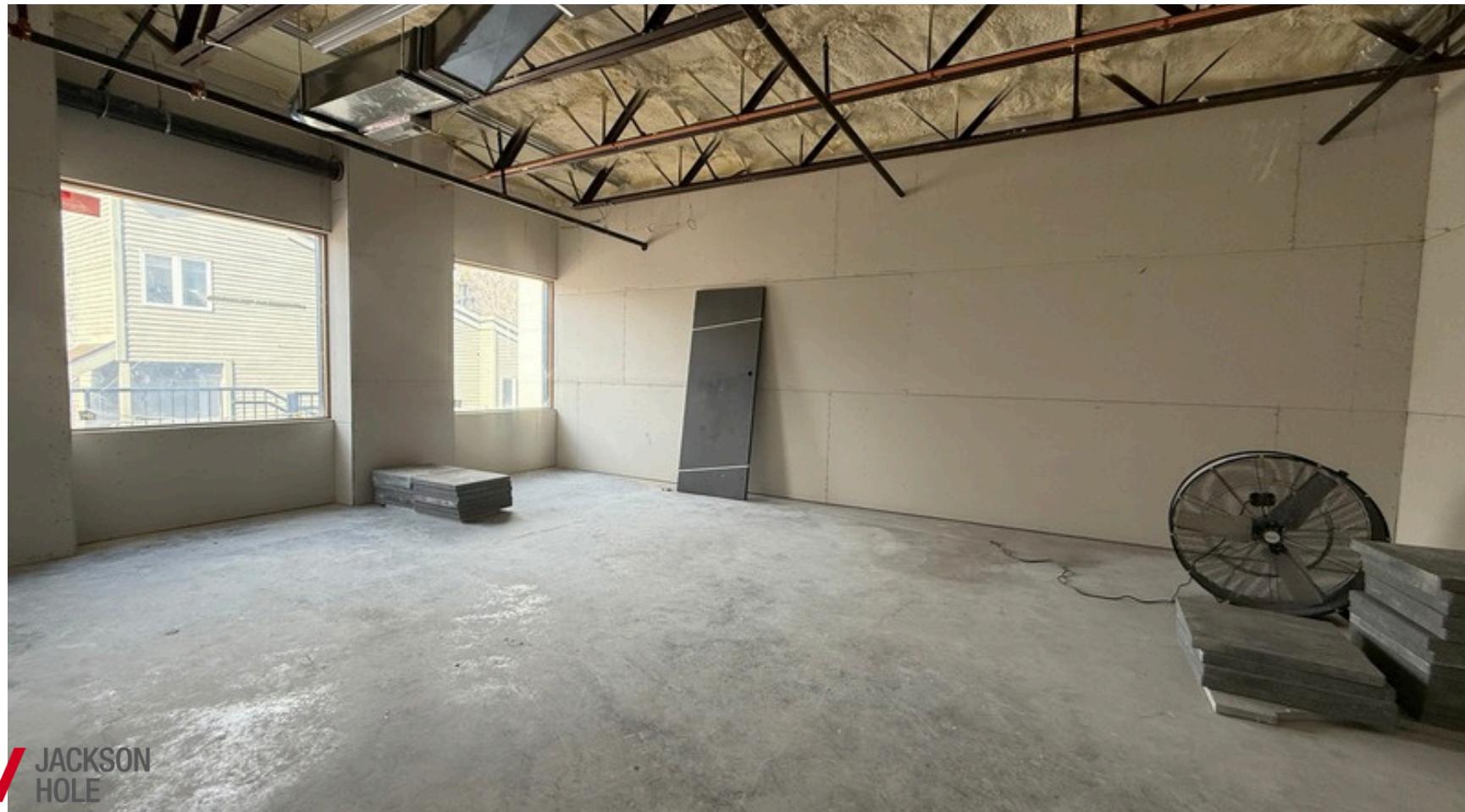
Exterior Rendering



Exterior Rendering



Interior Photos

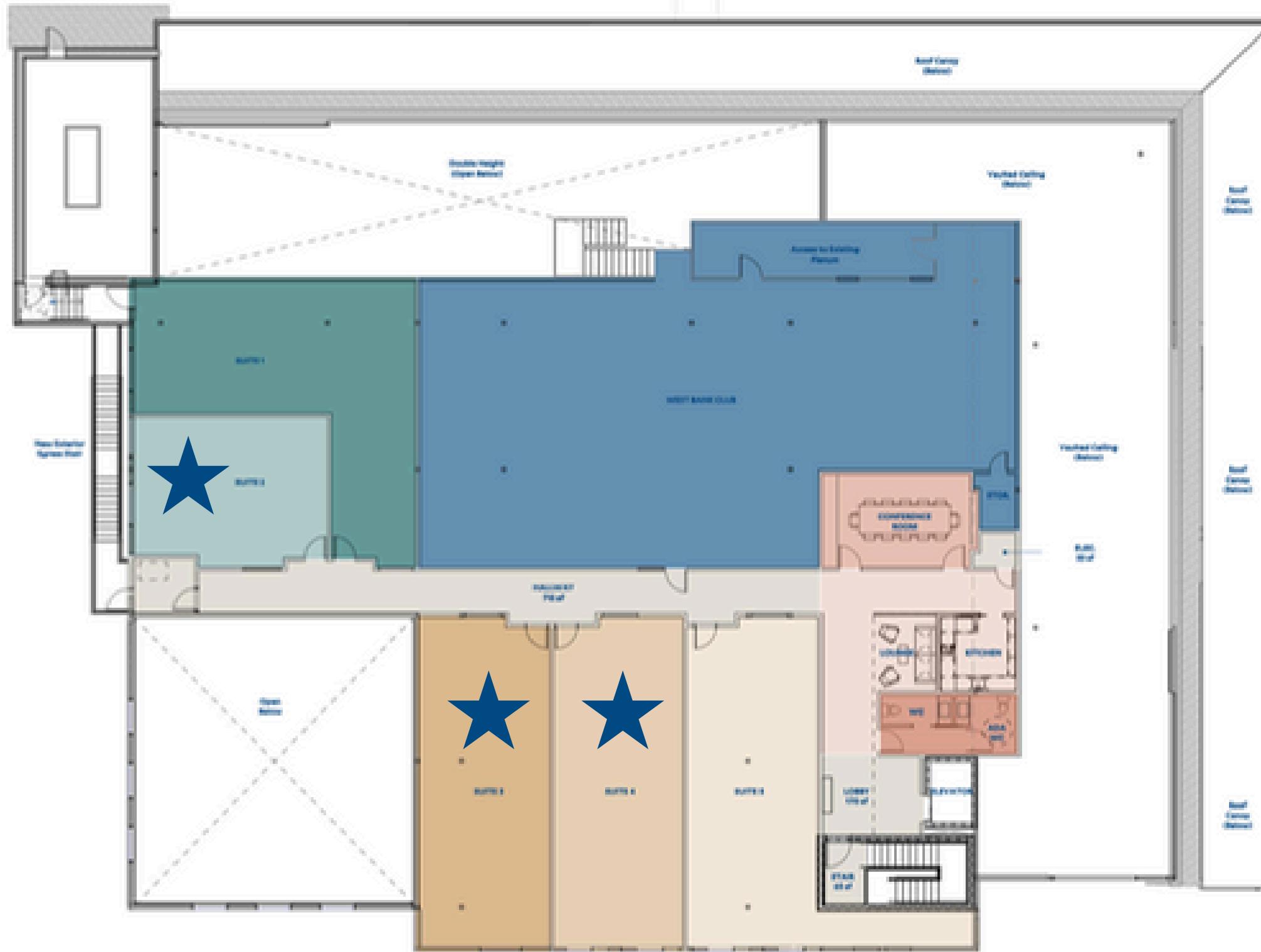


Lower Level Floor Plan



Upper Level Floor Plan

A blue star icon is positioned to the left of the text "Available office".



TOTAL: 10,000.00



TETON COUNTY, WYOMING



Teton County, has a long history and a more recent reputation. It is quickly becoming one of the most sought after places to live in the country. An extraordinary quality of life, access to the outdoors, and unique accessibility, Teton County draws some of the countries highest net worth individuals.

Designated by the US Department of the Interior and the UN as a "World Heritage Site," Jackson Hole works to protect its natural resources and abundant wildlife. Less than 3% of the land in Teton County is privately owned. The remaining 97% is under government management and protection, leaving an abundance of space for both humans and wildlife to roam. This ensures that our stunning scenic corridors and wildlife migration patterns will remain protected.

Jackson Hole is the Gateway to Grand Teton and Yellowstone National Parks

Yellowstone, the first established national park, is only 57 miles from Jackson Hole with a portion of the park in Teton County. Within Yellowstone's 2.2 million acres, visitors have unparalleled opportunities to observe wildlife in an intact ecosystem, explore geothermal areas that contain about half the world's active geysers, and view geologic wonders like the Grand Canyon of the Yellowstone River.

The Teton Range, towering over our region stands as a monument to the people who fought to protect it. This led to the creation of Grand Teton National Park where you can explore over two hundred miles of trails, float the Snake River, and enjoy the serenity of this remarkable place.

WYOMING TAX ADVANTAGES

- NO TAX ON REAL ESTATE SALES.
- NO STATE INCOME TAX. PERSONAL AND CORPORATE INCOMES ARE NOT TAXED BY THE STATE, SO YOU HAVE MORE DISPOSABLE INCOME.
- DYNASTY TRUSTS. USING A WYOMING DYNASTY TRUST, YOU CAN SHIELD YOUR REAL ESTATE FROM FEDERAL ESTATE TAXES FOR UP TO 1,000 YEARS FOR THE BENEFIT OF YOUR FAMILY OR OTHER BENEFICIARIES. YOUR REAL ESTATE CAN BE TRANSFERRED INTO A LIMITED LIABILITY COMPANY OR FAMILY PARTNERSHIP AND THEN INTO A DYNASTY TRUST. THEREFORE, MULTIPLE GENERATIONS CAN ENJOY THE PROPERTY, WITHOUT PAYING ESTATE TAXES OR WORSE, HAVING TO SELL IT TO PAY THE TAXES. YOU MUST ADMINISTER THE TRUST WITHIN THE STATE OF WYOMING.
- OUT OF STATE RETIREMENT IS NOT TAXED. PEOPLE WHO USE WYOMING AS A SECOND HOME MAY HAVE RETIREMENT INCOME FROM OTHER STATES WHERE THEY LIVE. IF THE PARTICIPANT IS A WYOMING RESIDENT WHEN THEY TAKE THAT INCOME, THEN THE ORIGINAL STATE CANNOT TAX THAT INCOME AS WELL.
- NO STATE GIFT TAX. THOSE WHO OWN REAL ESTATE IN WYOMING CAN 'GIFT' IT TO THEIR HEIRS WITHOUT PAYING STATE GIFT TAXES.
- NO INHERITANCE OR ESTATE TAX. INHERITANCE TAXES ARE NOT ASSESSED IN WYOMING. WYOMING REPEALED ITS ESTATE TAX AS OF JANUARY 1, 2005.
- LOW PROPERTY TAXES. COMPARED TO OTHER STATES, WYOMING HAS VERY LOW PROPERTY TAXES. THE TAXES THAT YOU DO PAY HERE ARE BASED ON THE ASSESSED VALUE OF THE PROPERTY.
- NO EXCISE TAXES. WHETHER YOU FILL UP YOUR CAR WITH GAS OR BUY GROCERIES, YOU WON'T BE CHARGED ANY EXCISE TAXES IN WYOMING.
- NO TAX ON MINERAL OWNERSHIP. MANY STATES CHARGE OWNERS A TAX ON THEIR MINERAL OWNERSHIP, BUT WYOMING DOES NOT.
- NO INTANGIBLE TAXES. BONDS AND STOCKS AREN'T TAXED IN WYOMING.



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