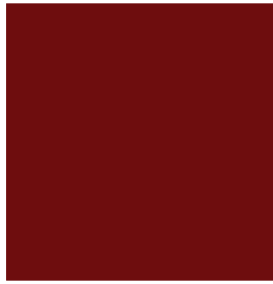


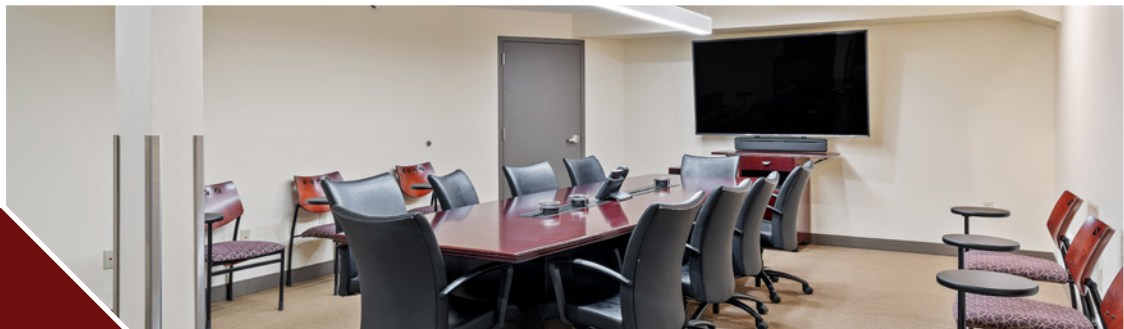


#1 PROPERTIES
COMMERCIAL



**222 EAST 18TH STREET
CHEYENNE, WYOMING**

**FOR SALE \$4,750,000
OR LEASE \$22/SF**



WE MEAN BUSINESS

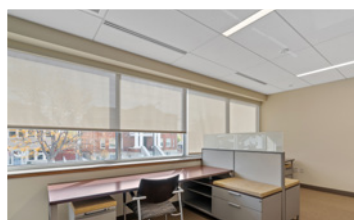
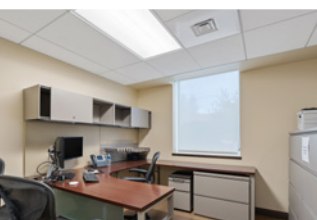
Numerous possibilities! Property is zoned CBD (Central Business District) and is located in the Downtown Development Authority Boundary Area. Construction complete, move-in ready condition - fully built-out and ready for immediate occupancy.



Prime Class-A commercial office building! Fully updated and remodeled interior and exterior, including all electrical systems, LED lighting, security system, mechanical systems, plumbing, lighting, flooring, windows, six restrooms, three kitchenettes / break rooms. Price includes top-of-the-line office furniture and movable partitions that can easily be subdivided and configured to meet a variety of user needs. High-speed fiber optics available.



Building has total of 12,746± sf on a highly visible 28,232± sf corner lot location. Free-standing building consists of reception and waiting area, private offices, open work / cubicle areas, along with training and conference rooms.



FIRST FLOOR PLAN A

222 EAST 18TH STREET | CHEYENNE, WYOMING

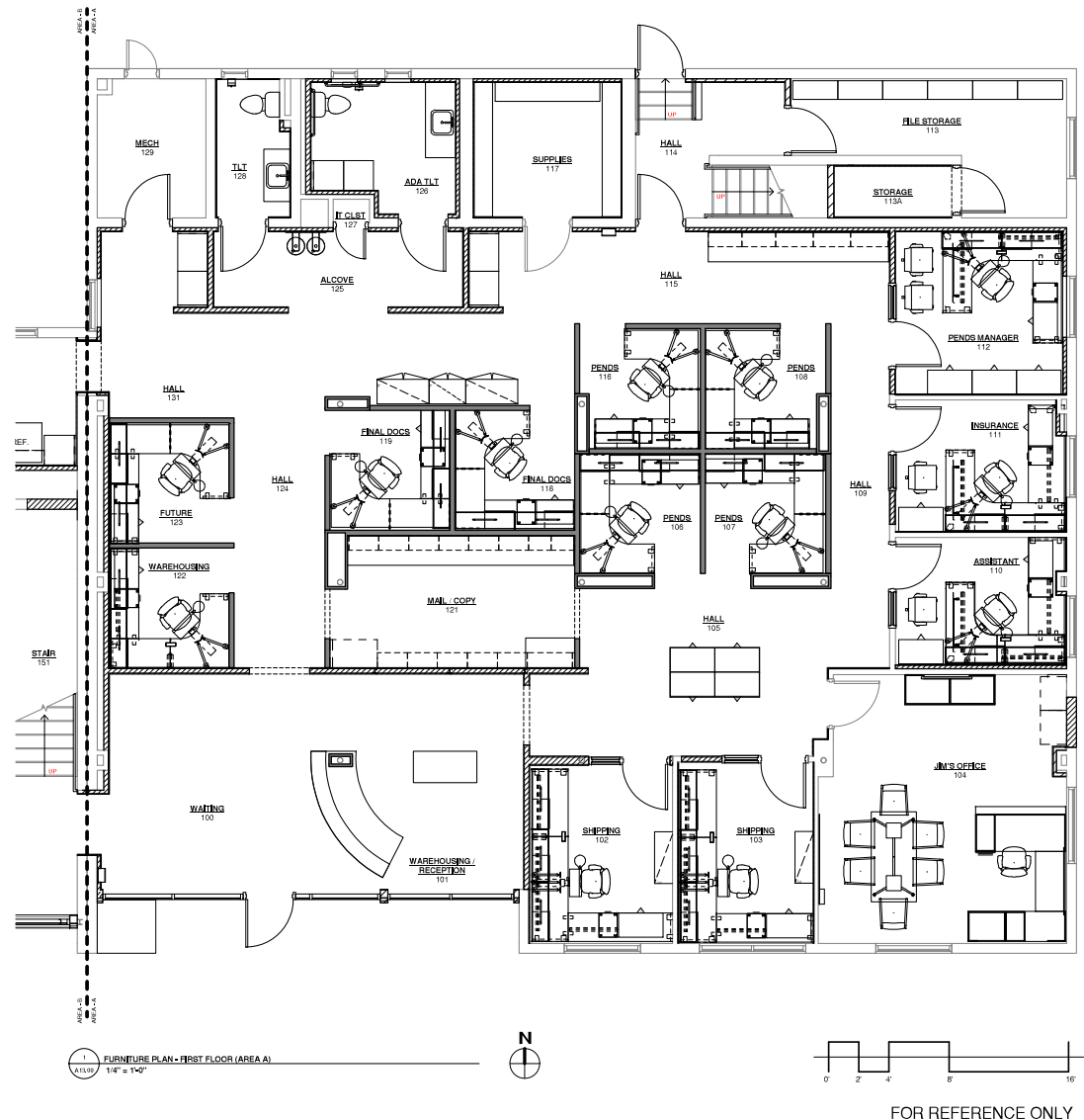


Scan for a
video tour



Total Square Footage:
 Second Floor 4,027± sf
 Main Floor 6,362± sf
 Basement 2,357± sf
Total 12,746± sf

Total Rentable Square Footage:
 Second Floor 4,027± sf
 Main Floor 6,362± sf
 Suite A 4,037± sf
 Suite B 2,335± sf
 Basement 2,357± sf
Total 12,746± sf



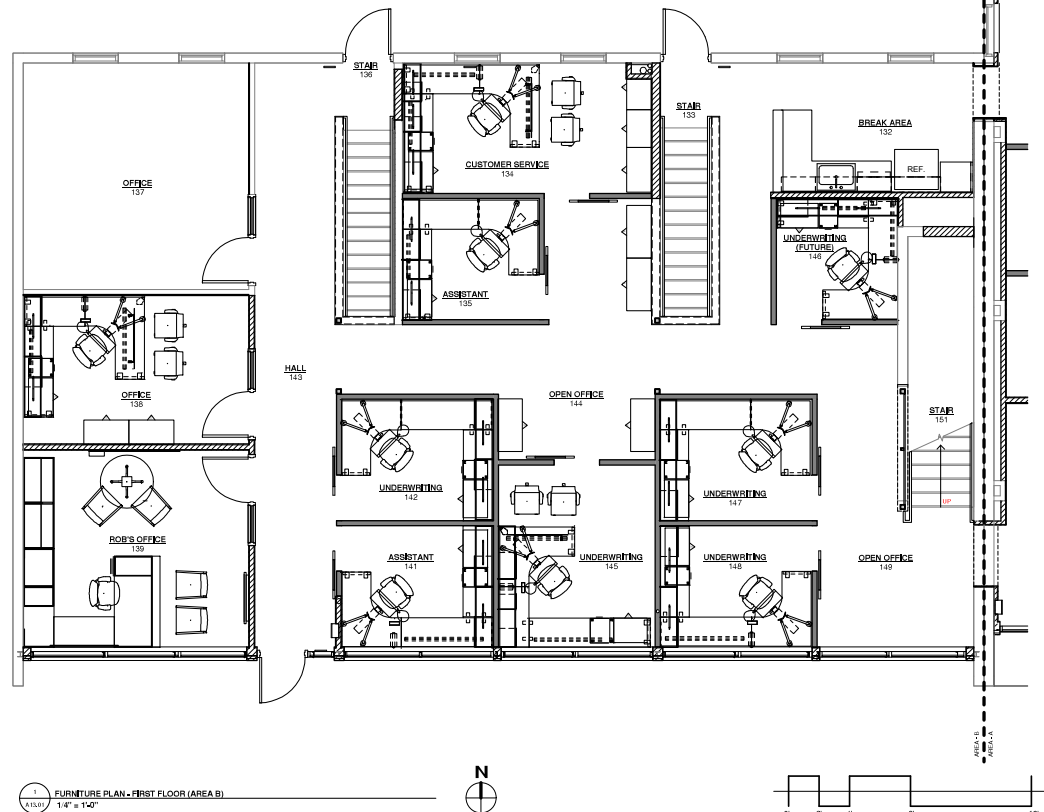
NUMBERONECOMMERCIAL.COM

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FIRST FLOOR PLAN B

222 EAST 18TH STREET | CHEYENNE, WYOMING

Private outdoor back patio with professional terraced landscaping for year-round enjoyment.



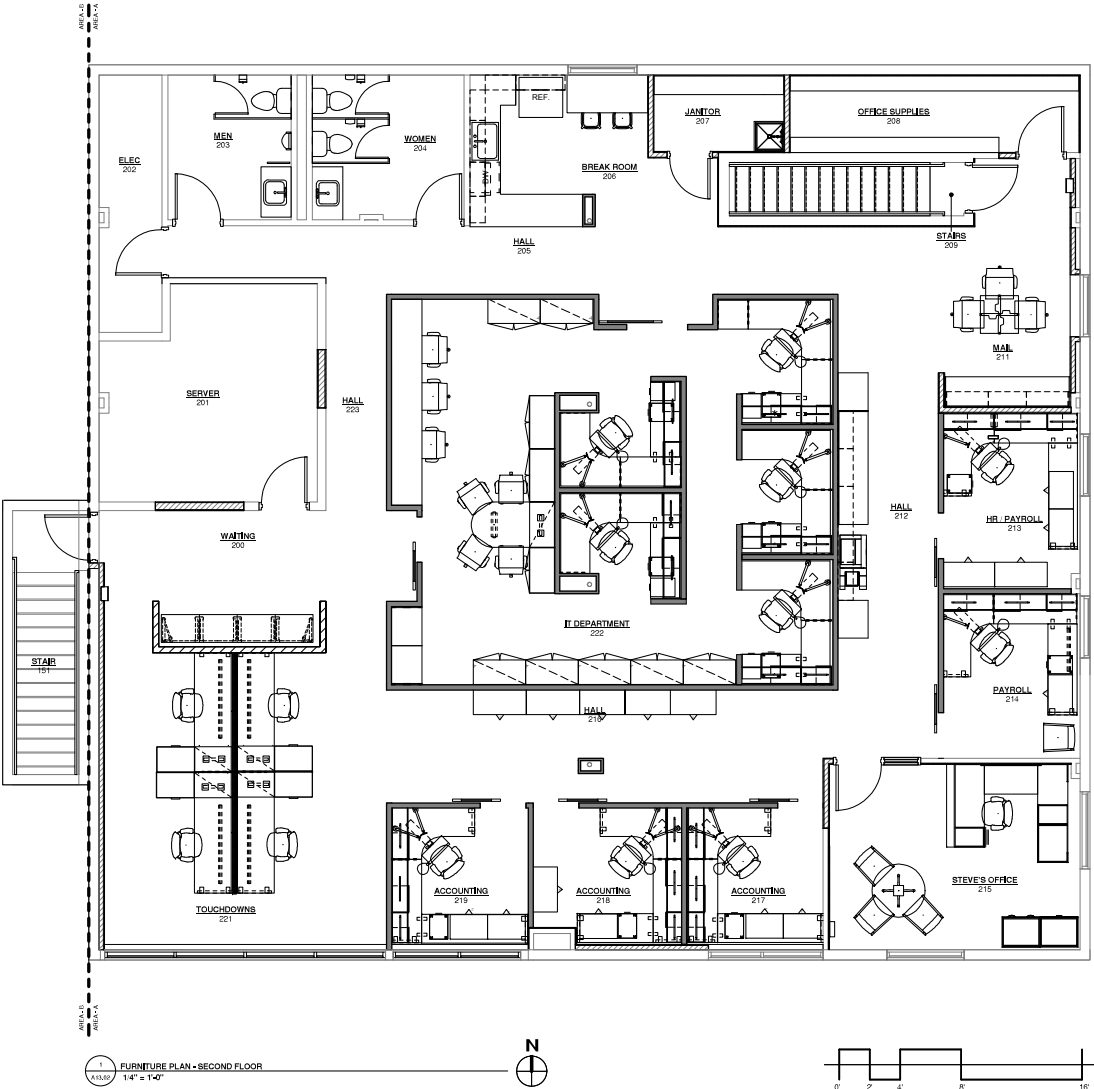
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SECOND FLOOR PLAN

222 EAST 18TH STREET | CHEYENNE, WYOMING

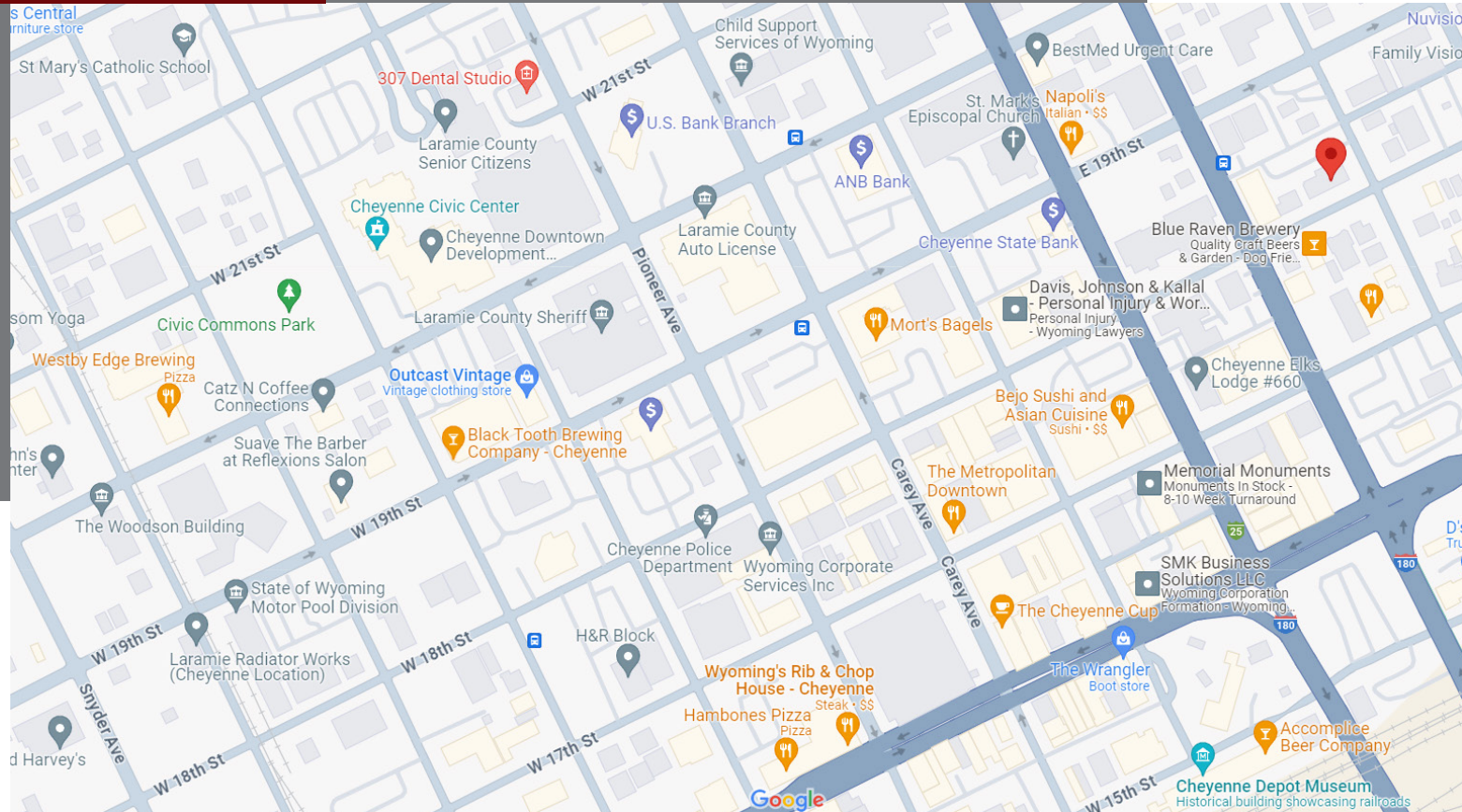


FOR REFERENCE ONLY

DOWNTOWN CHEYENNE

222 EAST 18TH STREET | CHEYENNE, WYOMING

Located in Downtown Cheyenne at the northwest corner of East 18th Street and House Avenue. A major downtown amenity of the property includes paved off-street parking lot for 40 vehicles plus an additional off-site overflow paved parking lot on East 19th Street.



Scan for an interactive guide to Cheyenne



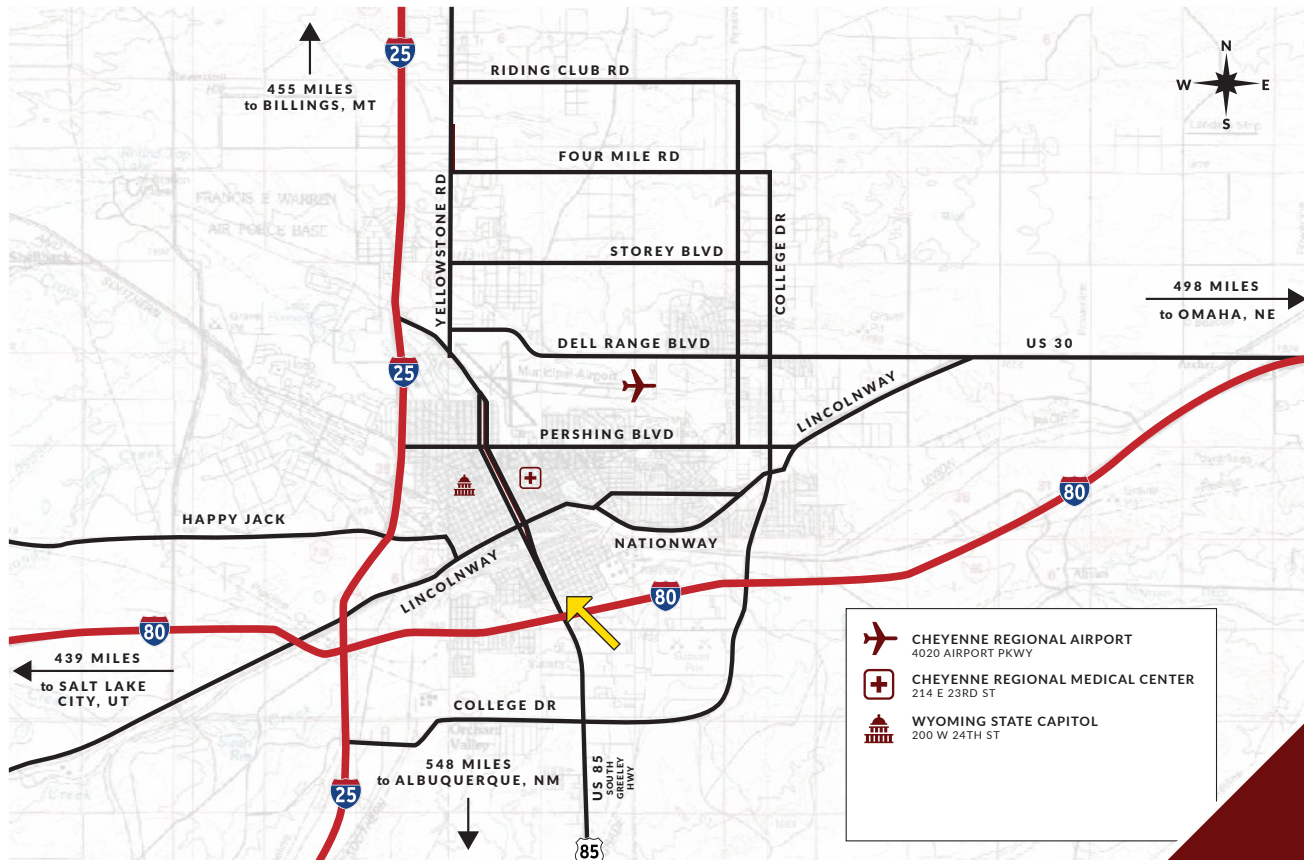
TAXES

Personal Income Tax Rate	Zero
Corporate Income Tax Rate	Zero
State Sales Tax Rate	4%
County Sales Tax Rate	+2%
Property Tax (average range)	\$800-\$1499
Source : Wyoming Department of Revenue (2021)	

A property tax estimate calculator can be found at laramiecounty.com

WORKFORCE

Labor Force in County	50,826
Employed in County	48,231
Unemployed in County	2,595
Employment Establishments	3,300
County Unemployment Rate	4.1%
Not in Labor Force	12,048
Source : Bureau of Labor Statistics (Oct 2021)	



At the north end of the I-25 Urban Corridor, Cheyenne benefits from its position as the capital of Wyoming, as well as its proximity to the Front Range cities of Colorado. With a favorable tax and regulatory climate, low cost of doing business, and world-class communications, the Magic City offers an ideal location to put down corporate roots. Cheyenne sits at the junction of Interstates 80 and 25, as well as the intersection of the UP and BNSF railroads, and Cheyenne Regional Airport (CYS) provides daily flights connecting to hundreds of domestic and international destinations.

WENDY VOLK
307.630.5263

wendyvolk@cheyennehomes.com

#1 PROPERTIES
COMMERCIAL

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#1 PROPERTIES COMMERCIAL

As Cheyenne's real estate leader, we are proud to offer the finest commercial real estate services available. Our commercial team is made up of specialists who have the experience required to navigate the intricacies of a commercial transaction. Whether you're looking for space to lease, a building to buy, or a place to build your business, our experts will help you find the right fit.

The Volk Team is involved with a wide range of real estate marketing concerns: residential sales, commercial sales, land development (commercial and residential), and commercial leasing. They are proud to be "high tech with high touch", leveraging modern technologies with a hands-on attention to each client's individual needs. Utilizing print media, electronic media, internet presence, social media, and a lot of handshakes to market homes and property, the Volk Team casts a wide net to encompass the variety in the marketplace. The Volk Team feels that good communications are the key to any business relationship and are committed to staying in touch throughout the process of buying and selling real estate. The last few years have been record setting for Volk Team sales, and this seems to improve each year with recommendations from past clients. The Volk Team is proud to be an industry leader and is committed to Cheyenne through community involvement. Wendy and J.Fred are proud to be fourth-generation Wyoming real estate licensed professionals.

Wendy Volk has been a licensed real estate professional for 28+ years. She consistently remains one of the top producing real estate agents in Cheyenne, Wyoming. She is a fifth-generation Wyomingite with a strong background in residential and commercial real estate along with a global banking background.

She is also actively involved as a community leader, volunteer, business owner and philanthropist. She and her husband Todd Dereemer have two daughters. They enjoy remodeling, renovating and restoring older homes together. Her community involvement includes President of Cheyenne Regional Air Focus Team, President/Board Member of Visit Cheyenne, President/Board Member of Cheyenne Downtown Development Authority, President/Board Member of Forward Greater Cheyenne, Board Member of Mountain Regional Services, Member of Greater Cheyenne Chamber of Commerce, and Member of Cheyenne LEADS Economic Development.

J.Fred Volk obtained his real estate license in 1987, and holds a B.S. Business Administration Degree from the University of Wyoming. A mortgage loan originator for six years, J.Fred was the branch manager for Wallick & Volk in Gillette, WY. A passion for food and cooking lead J.Fred to chase a dream and become a classically trained chef at the New England Culinary Institute. After a career that led from The Brown Palace Hotel in Denver to Walt Disney World, he returned to Cheyenne in 1999 to resume marketing and selling real estate, partnering with Wendy to combine the diverse talents and experience of two individuals dedicated to excellence and integrity.

J.Fred enjoys cooking for his family and friends, seeing the wonderful Wyoming outdoors through hunting, fishing, and hiking, training his Labrador Retriever, mentoring high school students, and recently committed to assisting COMEA shelter residents with honing work skills for future employment. An avid supporter of the Cheyenne Community, J. Fred served on the board for Habitat for Humanity of Laramie County, completing three years of service as the Board President in 2022.



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