



**CORNERSTONE**  
REAL ESTATE

**FOR SALE**

**347 N Walsh Drive**

[www.cornerstonere.com](http://www.cornerstonere.com)



## HIGH VISIBILITY PROPERTY

Positioned just south of E. Yellowstone Highway (US Hwy. 20/26) and beneath the I-25 overpass, this single-story office building offers a total of ±4,620 square feet of versatile space. As part of the NOWCAP campus, the property is easily accessible and prominently located on the right when traveling north on N. Walsh Dr.

**MATTHEW HAWLEY**

Agent

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**CHUCK HAWLEY**

Principal

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## PROPERTY FEATURES:

- Size: ±4,620 SF
- • Year Built: 1968
- • Building Class: B
- Stories: 1
- Parking: 25 surface parking spaces

## INTERIOR LAYOUT

- Ten (10) private offices
- Two (2) conference rooms
- One (1) training room
- Four (4) restrooms
- Three (3) custodial closets
- One (1) laundry facility



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The property boasts ample surface parking, ensuring convenience for both staff and visitors. Its strategic location near major highways provides excellent connectivity to the broader Casper area.





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This office space is well-suited for businesses seeking a functional and accessible location in Casper. Its layout accommodates a variety of professional needs, from administrative operations to client-facing services.





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**CALIBER  
COLLISION**



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# CORNERSTONE

## REAL ESTATE

# CASPER, WY

## 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 with a population of 60,000, 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.





# CORNERSTONE

## REAL ESTATE

# CASPER, WY



## BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

## MARKETS CASPER SERVES

### Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

### Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

## CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 6%
- State income tax: 0%
- Corporate tax: 0%

*\*The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

## CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Natrona County Jail
- Wyoming Department of Transportation
- Power Service Inc.





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# ABOUT

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## MATTHEW HAWLEY Realtor

**307-315-4975 • [matthewhawley@pmmanage.com](mailto:matthewhawley@pmmanage.com)**

With Matthew as your realtor, you're not just partnering with a professional, but with someone who understands the heartbeat of the local business landscape.

Licensed in 2019, Matthew's journey is dedicated to uplifting small businesses by channeling his local knowledge and understanding of the industry to create opportunities for growth within his community. As a Casper native, his insights extend beyond the surface, offering clients a deep understanding of the region's unique dynamics.

A standout quality that sets Matthew apart is his ability to listen. He understands that every client comes with their own set of dreams and needs, and he takes the time to truly hear them out. Matthew is skilled in negotiation, making sure that every transaction ends with smiles all around.

What Matthew cherishes most about his profession is witnessing the evolution of small businesses and startups. He derives great joy from watching them transform into flourishing enterprises, thanks in part to finding their ideal operational space. To him, real estate is more than just transactions; it's about being a catalyst for dreams realized and aspirations fulfilled. His commitment, expertise, and genuine care make him a trusted guide, dedicated to propelling your ventures toward success.



## CHUCK HAWLEY Principal

**307-259-1315 • [chuckhawley@msn.com](mailto:chuckhawley@msn.com)**

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.