



## Medical space for lease

419 SOUTH WASHINGTON STREET  
SUITE 200 CASPER, WY 82601

Price: \$26.00 /SF/YR

JOHN TROST-PRINCIPAL  
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1703, Wyoming

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419 SOUTH WASHINGTON STREET

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# PROPERTY SUMMARY

419 SOUTH WASHINGTON STREET | CASPER, WY 82601



## Property Summary

Price:	\$26.00 /SF/YR
Rentable SF:	2,564
Occupancy:	Multi-Tenant
Year Built:	2002
Building Class:	A
Parking:	10+

## Property Overview

419 S. Washington is a centrally located medical office property offering a functional and efficient workspace in a collaborative, shared-space setting. This opportunity is ideal for healthcare professionals looking to benefit from a cost-effective arrangement without sacrificing quality or professionalism. The building features a mix of private exam rooms, open consultation areas, and shared common spaces that support a wide range of medical and wellness services. Designed with flexibility in mind, the layout accommodates both individual providers and multi-practitioner groups. With a clean, modern interior and essential infrastructure already in place—including high-speed internet and utility services—this property presents an attractive solution for practitioners seeking a downtown Casper location with low overhead and access to shared operational resources.

## Location Overview

Situated just steps from the core of downtown Casper, 419 S. Washington offers unmatched convenience in one of the city's most accessible professional corridors. The property is surrounded by established medical offices, legal and financial services, and is minutes from Wyoming Medical Center and other key healthcare facilities. Tenants and clients benefit from close proximity to major roadways, public transit, dining, and retail options, all within a walkable urban setting. With strong visibility and ample nearby parking, this location supports both patient accessibility and long-term professional growth in a dynamic and central part of Casper.

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# PROPERTY PHOTOS

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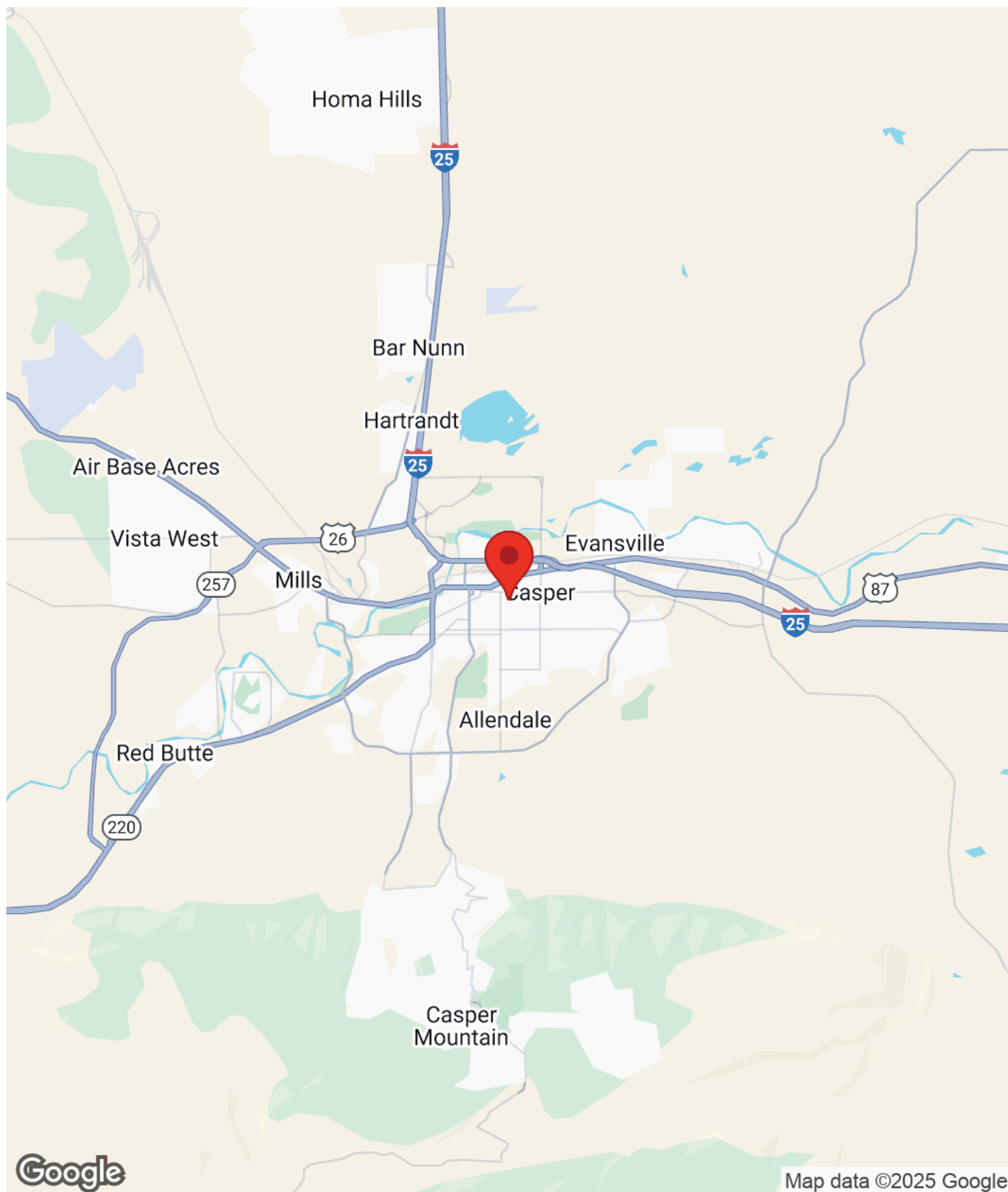
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## REGIONAL MAP

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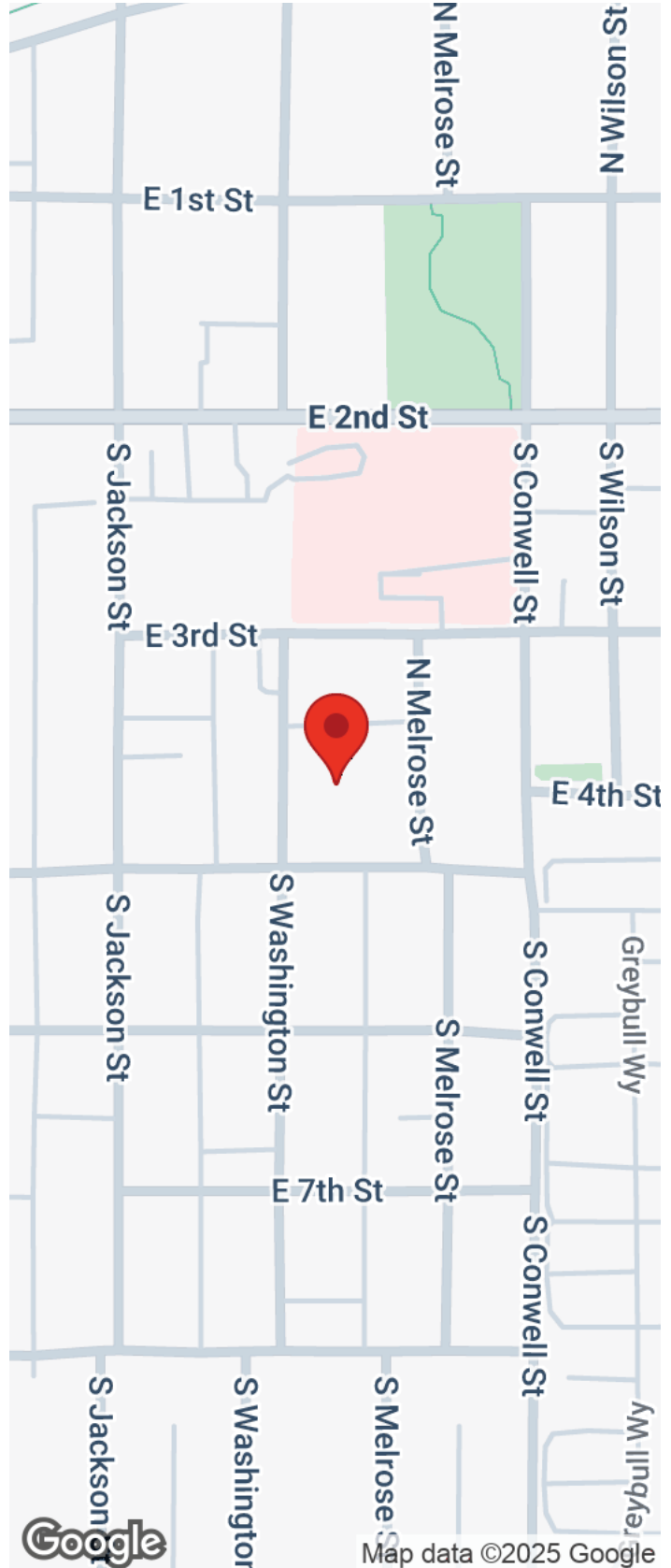
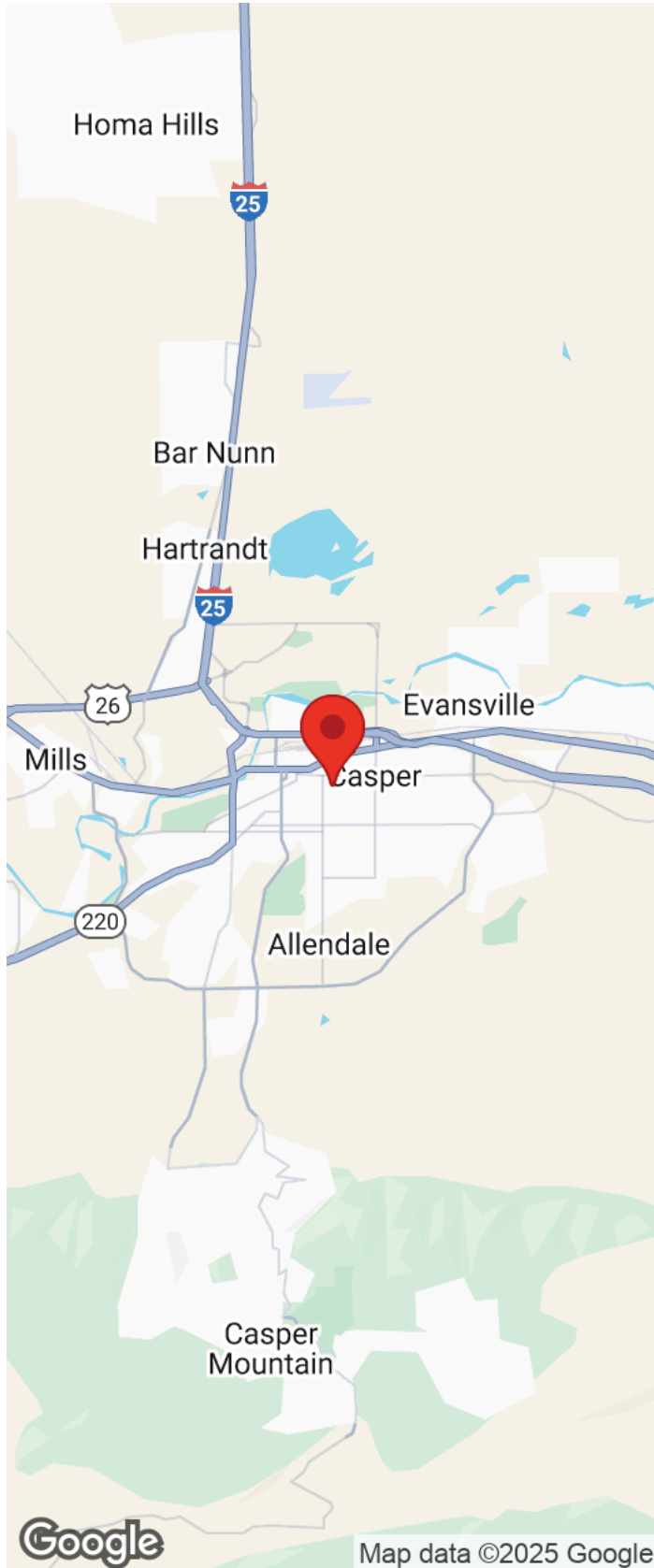
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## LOCATION MAPS

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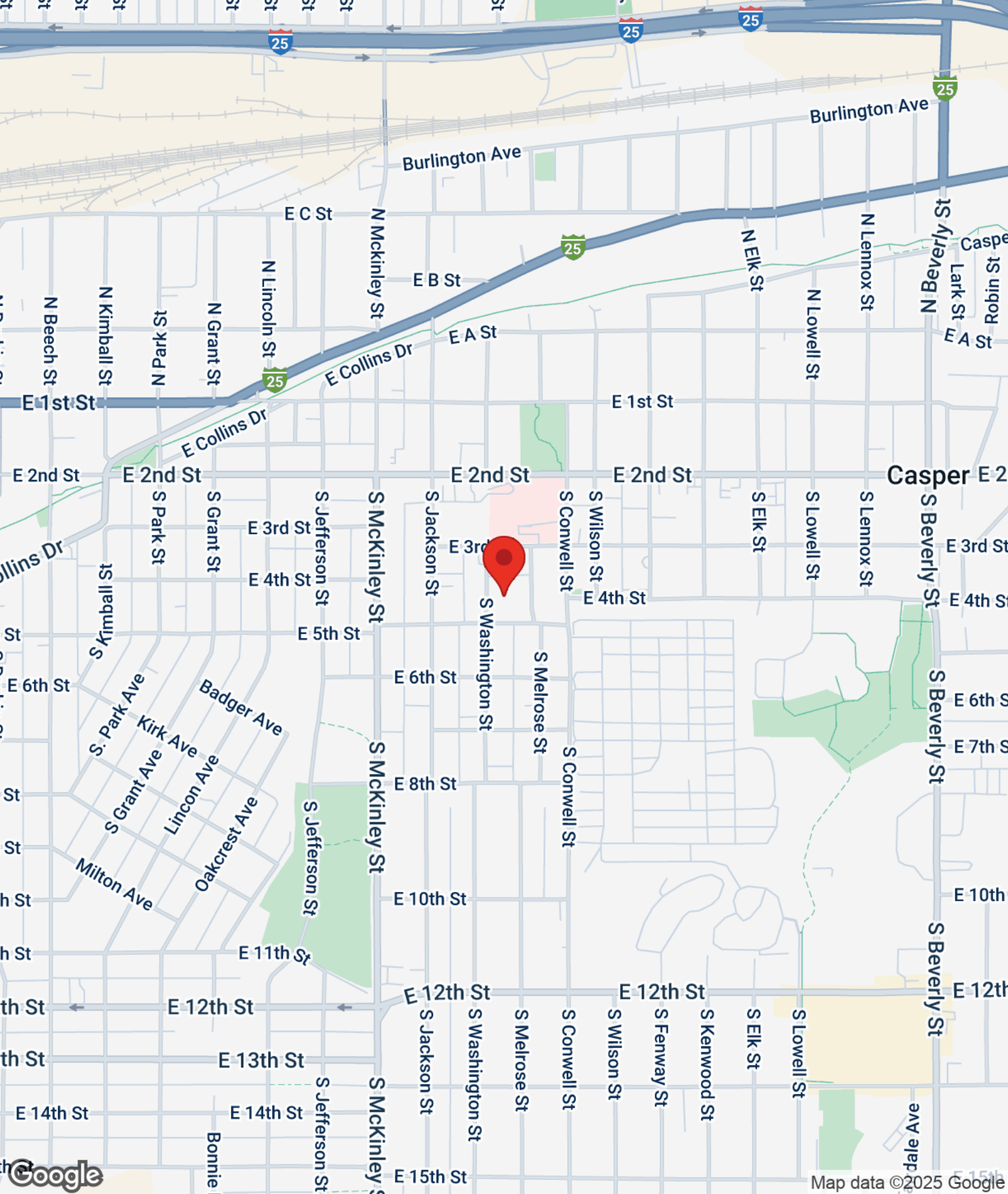
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# BUSINESS MAP

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## AERIAL MAP

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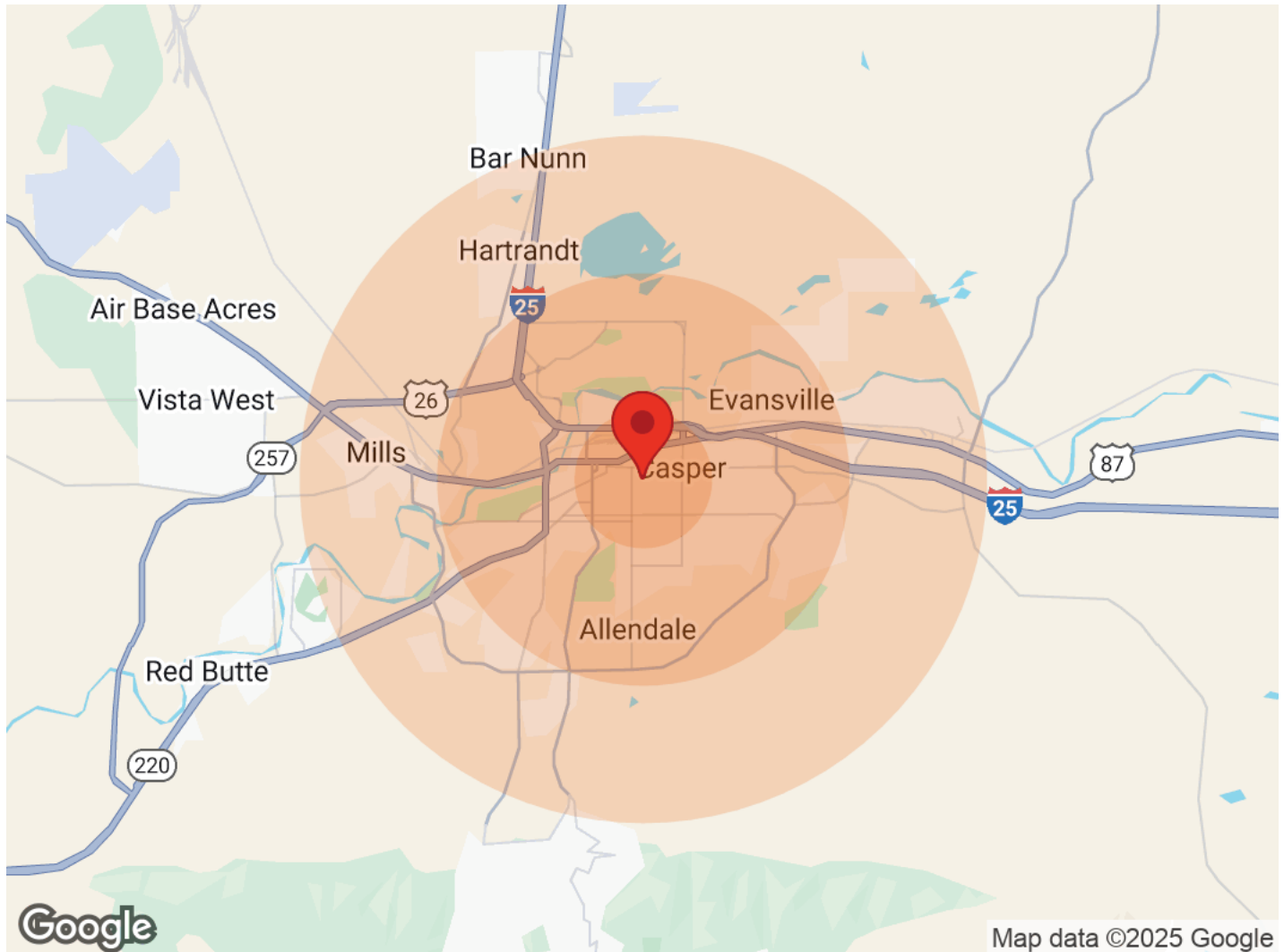
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# DEMOGRAPHICS

419 SOUTH WASHINGTON STREET | CASPER, WY 82601



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,186	24,337	29,935	Median	\$36,351	\$45,115	\$45,456
Female	5,378	25,943	31,475	< \$15,000	849	2,541	2,830
Total Population	10,564	50,280	61,410	\$15,000-\$24,999	763	2,459	2,986
				\$25,000-\$34,999	732	3,008	3,545
				\$35,000-\$49,999	978	3,390	3,890
				\$50,000-\$74,999	741	3,901	4,782
				\$75,000-\$99,999	456	2,228	2,932
				\$100,000-\$149,999	274	2,325	2,935
				\$150,000-\$199,999	44	665	811
				> \$200,000	86	565	759
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,084	10,568	12,940	Total Units	5,998	23,606	28,395
Ages 15-24	1,199	6,533	8,101	Occupied	5,353	21,710	26,201
Ages 25-54	4,178	19,724	23,805	Owner Occupied	2,737	13,846	17,364
Ages 55-64	1,357	6,070	7,458	Renter Occupied	2,616	7,864	8,837
Ages 65+	1,746	7,385	9,106	Vacant	645	1,896	2,194
Race	1 Mile	3 Miles	5 Miles				
White	9,941	48,049	58,907				
Black	31	205	210				
Am In/AK Nat	18	104	110				
Hawaiian	N/A	N/A	1				
Hispanic	760	3,005	3,411				
Multi-Racial	1,072	3,666	4,146				

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# PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

## DISCLAIMER

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419 SOUTH WASHINGTON STREET

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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*PRESENTED BY:*

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