



# For Lease

314 W. MIDWEST AVENUE SUITE  
3  
CASPER, WY 82601

Price: \$3,600

**JOHN TROST, CCIM**  
Commercial Advisor  
+13072342385  
jtrost5682@gmail.com  
1703, Wyoming

# PROPERTY SUMMARY

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## Property Summary

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Price:	\$0
Building SF:	3,600
Price / SF:	12
Rentable SF:	3,600
Floors:	2
Lot Size:	23590 SF
Signage:	Yes
Year Built:	1922
Building Class:	A
Parking:	10+
Zoning:	C-OYDSPC

## Property Overview

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Discover your next business opportunity in this newly renovated 3,600 sq. ft. office space located on the second floor of a prominent building in the heart of downtown Casper. This modern and professional space is perfect for businesses seeking a central location surrounded by thriving commerce and community landmarks. With easy access to major roads and public transportation, your team and clients will benefit from the convenience and visibility that this location offers.

## Location Overview

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Heart of Down Town Casper

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# PROPERTY PHOTOS

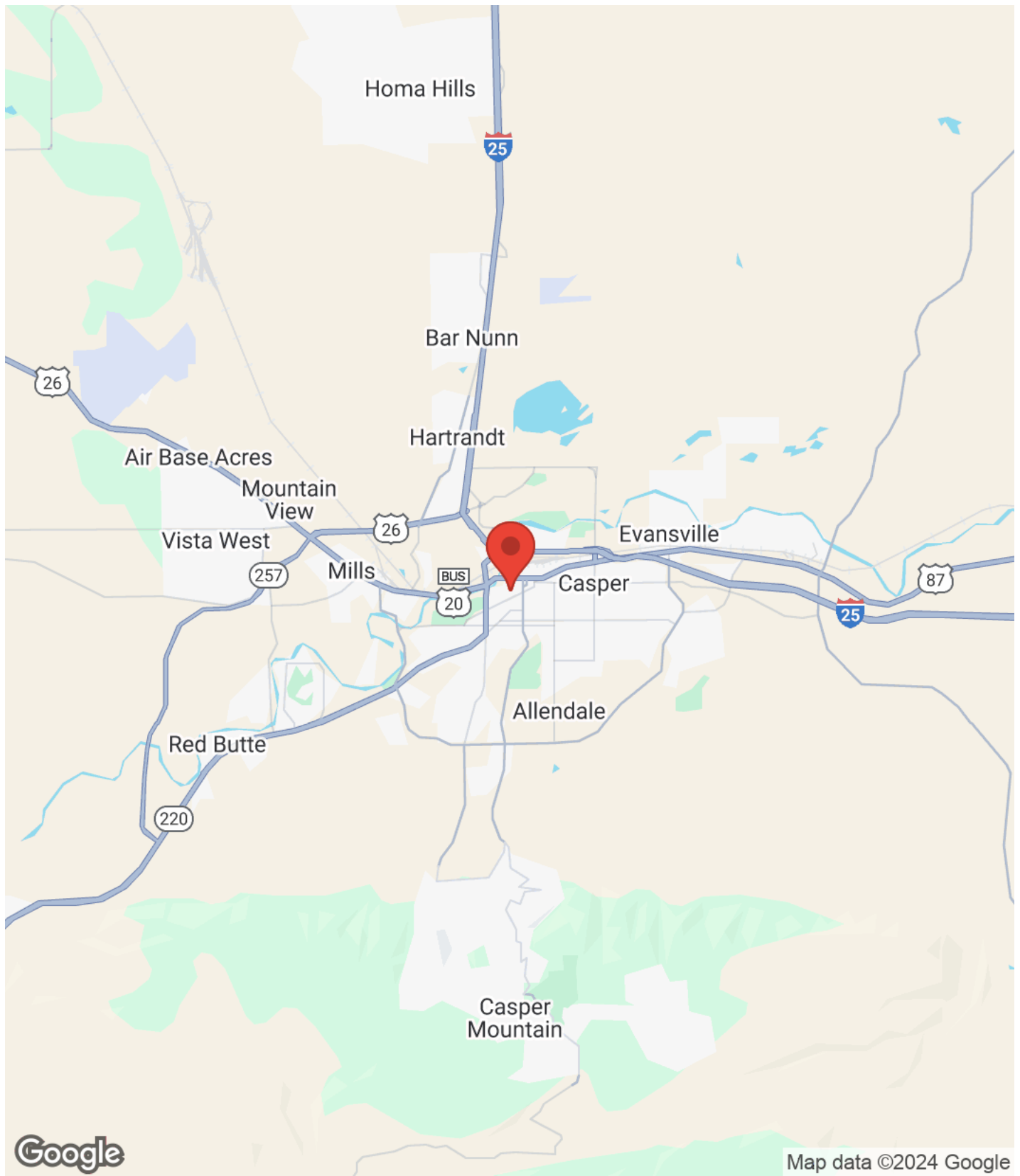
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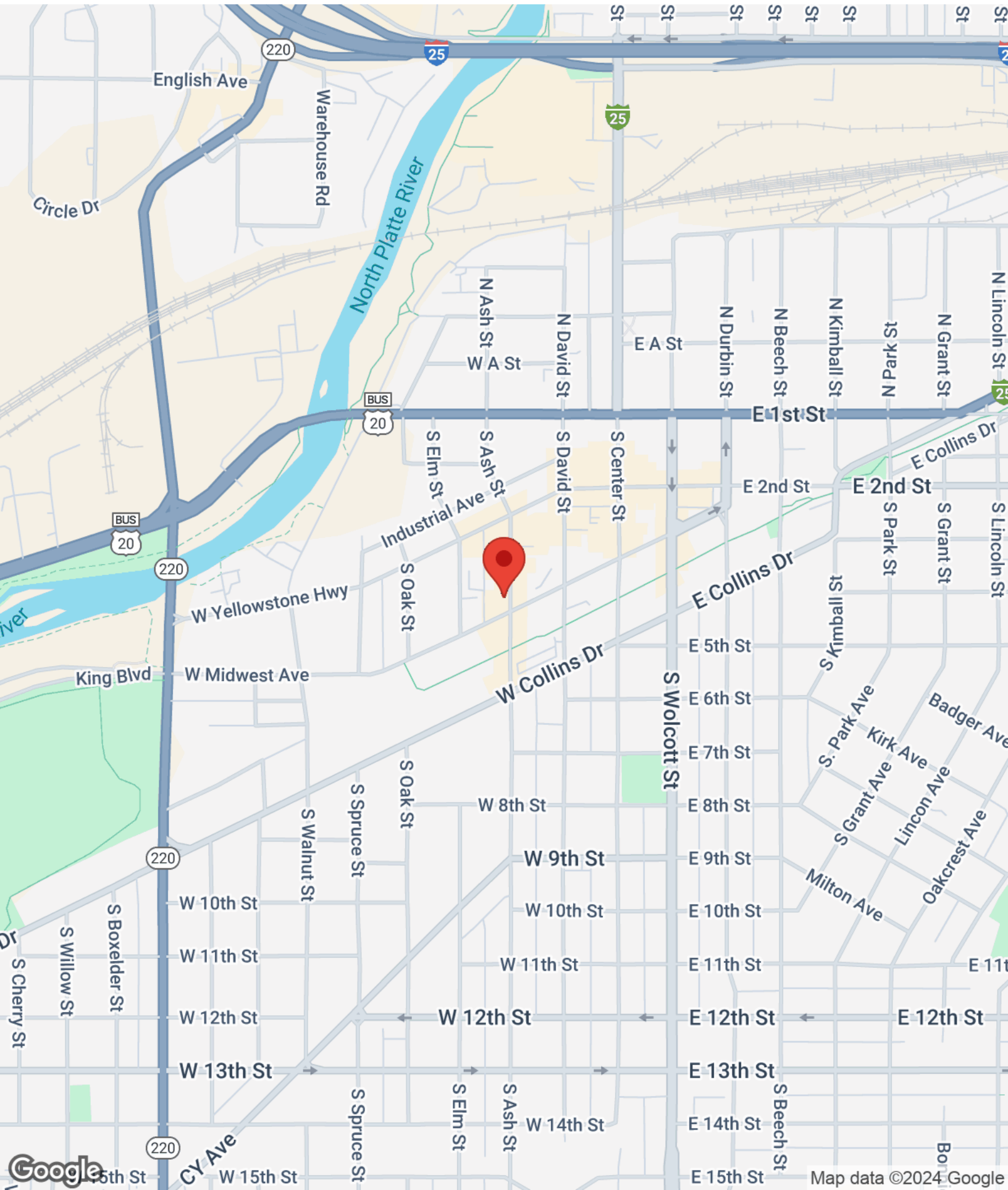
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# REGIONAL MAP



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# BUSINESS MAP

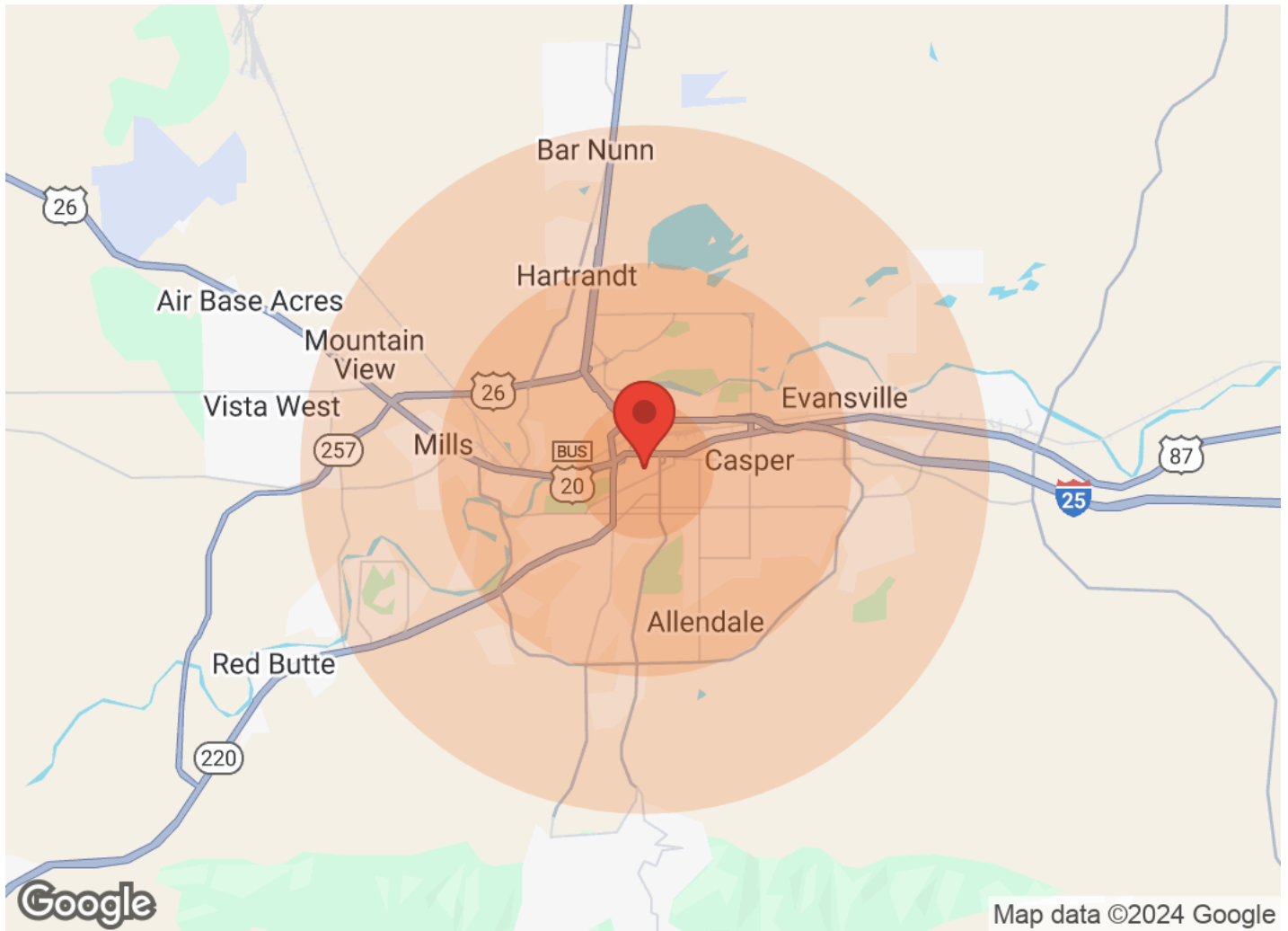


# AERIAL MAP



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# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,285	23,359	31,810	Median	\$40,587	\$45,299	\$45,676
Female	3,346	24,417	33,366	< \$15,000	602	2,426	2,865
Total Population	6,631	47,776	65,176	\$15,000-\$24,999	580	2,343	3,017
				\$25,000-\$34,999	395	2,914	3,699
				\$35,000-\$49,999	701	3,413	4,094
				\$50,000-\$74,999	451	3,714	5,043
				\$75,000-\$99,999	276	2,153	3,168
				\$100,000-\$149,999	100	2,274	3,270
				\$150,000-\$199,999	37	526	872
				> \$200,000	36	454	816
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,325	9,854	13,611	Total Units	3,753	22,745	29,682
Ages 15-24	713	6,128	8,588	Occupied	3,323	20,943	27,444
Ages 25-54	2,647	18,831	25,111	Owner Occupied	1,321	13,355	18,457
Ages 55-64	852	5,814	7,999	Renter Occupied	2,002	7,588	8,987
Ages 65+	1,094	7,149	9,867	Vacant	430	1,802	2,238
Race	1 Mile	3 Miles	5 Miles				
White	6,151	45,753	62,618				
Black	27	201	210				
Am In/AK Nat	25	73	114				
Hawaiian	N/A	N/A	1				
Hispanic	550	2,643	3,510				
Multi-Racial	838	3,340	4,248				

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# PROFESSIONAL BIO

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## JOHN TROST, CCIM Commercial Advisor



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John Trost is a full-time commercial real estate broker with more than 10 years of experience in commercial and investment real estate brokerage and private syndication. John and his family, purchased and renovated their company office building into one of the finest examples of Class A office space in the state. John is also an active agent and developer, contributing to the growth of both East and West Casper. As an agent in The MESA and Mountain Plaza, both mixed-use developments in West Casper, John and his company have negotiated the purchase of several parcels for retail and restaurant users, including Walmart, Studio City 10-screen theater, Reliant Credit Union and McDonald's, Western Vista, to name a few. In addition, John has facilitated transactions with numerous national and regional companies throughout Casper and the State of Wyoming. As a real estate generalist, John Trost and his team have directed numerous purchases and/or sales of special-purpose properties throughout Wyoming, totaling in the millions of square feet. Highlights include: a 132,000 SF Cendant Corporation customer service center in Cheyenne, WY; a 70,000 SF hospital in Lander, WY; and a 66,000 SF OfficeMax call center in Casper, WY; multiple very large heavy fabrication facilities in Casper; 2 former Safeway stores in Casper and Riverton, WY; and 4 former Kmart's in Casper, Gillette, Rock Springs and Riverton, Wyoming. John and his team have successfully brokered the sales of 3 large retail centers in Casper anchored by Kohls, Albertsons and Sutherland's Home Improvement, respectively, with over 400,000 sf, combined. Representing Les Schwab Tire Centers, John's team successfully brokered the business acquisition of 9 Plains Tire stores throughout Wyoming and each retail location's lease. They also recently completed the sale of a single tenant, net leased industrial property in Casper leased long-term to Codale Electric for \$5.6M and a 67,000-sf industrial fabrication facility to the Wyoming Peterbilt dealer. Moreover, the team at BrokerOne has brokered much of the major retail in Casper including Menard's, Walmart (2 supercenters), Sam's Club, Kmart, Kohls, Marshalls and Sportsman's.



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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.

*PRESENTED BY:*

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