

104 S. Wolcott

Office Space for Lease



- Office space now available in the beautifully appointed First Interstate Building
- Located in the heart of the Casper Business District
- 5th, 6th & 8th floor spaces available from individual 300 SF offices to 7000 SF Class "A" suites
- The main floor lobby offers a double entry breezeway, three elevators, and an escalator to 2nd floor
- A spacious communal 3rd floor break area/meeting space with full kitchen & coffee bar
- Optional secured underground parking available
- All floors offer panoramic City and Mountain views and have Men's & Ladies restrooms
- Zoned: C-3



WWW.CORNERSTONERE.COM

Forrest Leff
Principal Broker

Chuck Hawley
Principal

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- Attractive street level entrance with a soaring two story foyer, ceramic tile & carpeted flooring
- Three elevators service the 8 story office spaces
- Each floor offering Men's and Ladies restrooms
- Zoned: C-3





- Beautifully appointed 3rd floor communal break area/meeting space available to all tenants
- Full kitchen with ample seating and a coffee bar
- ADA compliant Men's & Ladies restrooms (3rd floor only)





- Suite 550, located on the 5th floor with approx. 3,630 SF
- Spacious reception area, 9 private offices and a conference room
- Spectacular mountain and city views with tasteful décor throughout





- Suites 601 & 602 are available on the 6th floor
- Suite 601 is approx. 1,950 SF with 6 private office, views in every direction, conference & file room
- Suite 602 is approx. 378 SF, a large open office with panoramic city views





- A number of suites varying in size available on the 8th floor
- Most with wonderful views and may be demised
- Optional secured underground parking available





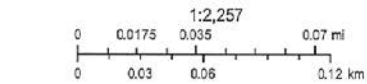
- 104 S. Wolcott St. is located in the heart of the Casper Business District
- Walking distance to City offices, business, retail & restaurants
- Just blocks away from the Historic Yellowstone District
- Easy access to I-25, Hwy 20/26 & Casper's high traffic thoroughfares



ArcGIS Web Map



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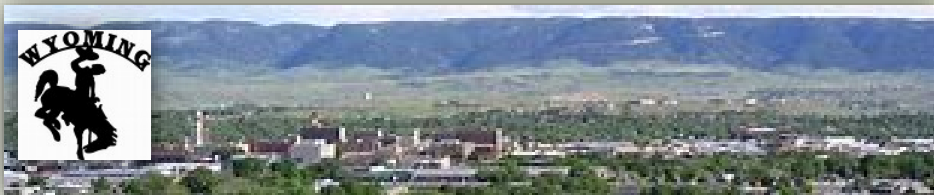
Natrona County Assessor: NRGISC
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Department: NRGISC | Bar Nunn: Evansville Mills: Casper Planning Department | Natrona Regional Geospatial Cooperative (NRGISC) | SED, NRGISC | Bureau of Land Management (BLM) | Natrona Regional Geospatial Cooperative, City of Casper, USGS, National Hydrography Dataset |

Web AppBuilder for ArcGIS

- 104 S. Wolcott St-GIS Map





Casper

The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain with the North Platte River running through it.

With a population of approximately just over 60,000, Casper is the second largest metropolitan city in Wyoming. Casper provides an outstanding economic means where businesses and manufacturers can have a Central Western location, while benefitting from strategically planned Business Parks, Freight routes, the BNSF Railway & Trans-load facility and Wyoming’s only International Airport. Casper has been fortunate to provide a high quality of life for its residents while claiming some of the nation’s lowest tax rates. In addition to having relatively low property tax, the State of Wyoming has no corporate or state income tax.

Since the late 1800’s Casper’s Economy has been rooted in the energy industry, but in recent years has diversified beyond energy and expanded into Health care, education & training as well as promoting new business startup programs. Forbes Magazine rated Casper in their July, 2014 issue as one of the “Best small Places for Business and Careers.”

Casper Facts:

- Located within Natrona County
- Population: approx. 60,000 people
- Unemployment Rate: 3.6% (2019)
- Median Household Income: \$65,134 (2019)
- Median Price of a Home: \$229,500 (2019)
- Sales Tax: 5%
- State Income Tax: 0%
- Corporate Tax 0%
- International Airport



The Casper area has great access to outdoor adventure, with everything from rafting, kayaking, cycling, golfing, camping, hiking, hunting, cross country and downhill skiing amenities, as well as world class fishing.

Casper also boasts its diverse Arts & Cultural attractions like; the National Historic Trails Interpretive Center, The Tate Geological Museum, and the Nicolaysen Art Museum.

Take in an off Broadway show or concert at the Casper Events Center or at the recently built outdoor venue-the “David Street Station” located in the historic Old Yellowstone District, in the heart of Downtown Casper.

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 & play.



Chuck Hawley is the Principal and Managing Partner for Cornerstone Real Estate and has been a commercial real estate professional for over 30 years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor 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 the Vice President to the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed 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.



Forrest Leff is the Principal Broker and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from University of Wyoming. Following graduation, he relocated to Southern California and established *Turbo Cleaning Systems*, specializing in medical bio hazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy hospital, Radiology Medical Group and Surgical centers of San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business.

As President of the Casper Petroleum Club, in 2017 he oversaw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as a specialist in the Industrial and Commercial Real Estate market.

The Cornerstone Real Estate Professionals

