



**4030 W. Lake
Creek Drive**

Jackson Hole, WY

Commercial real estate available for lease.

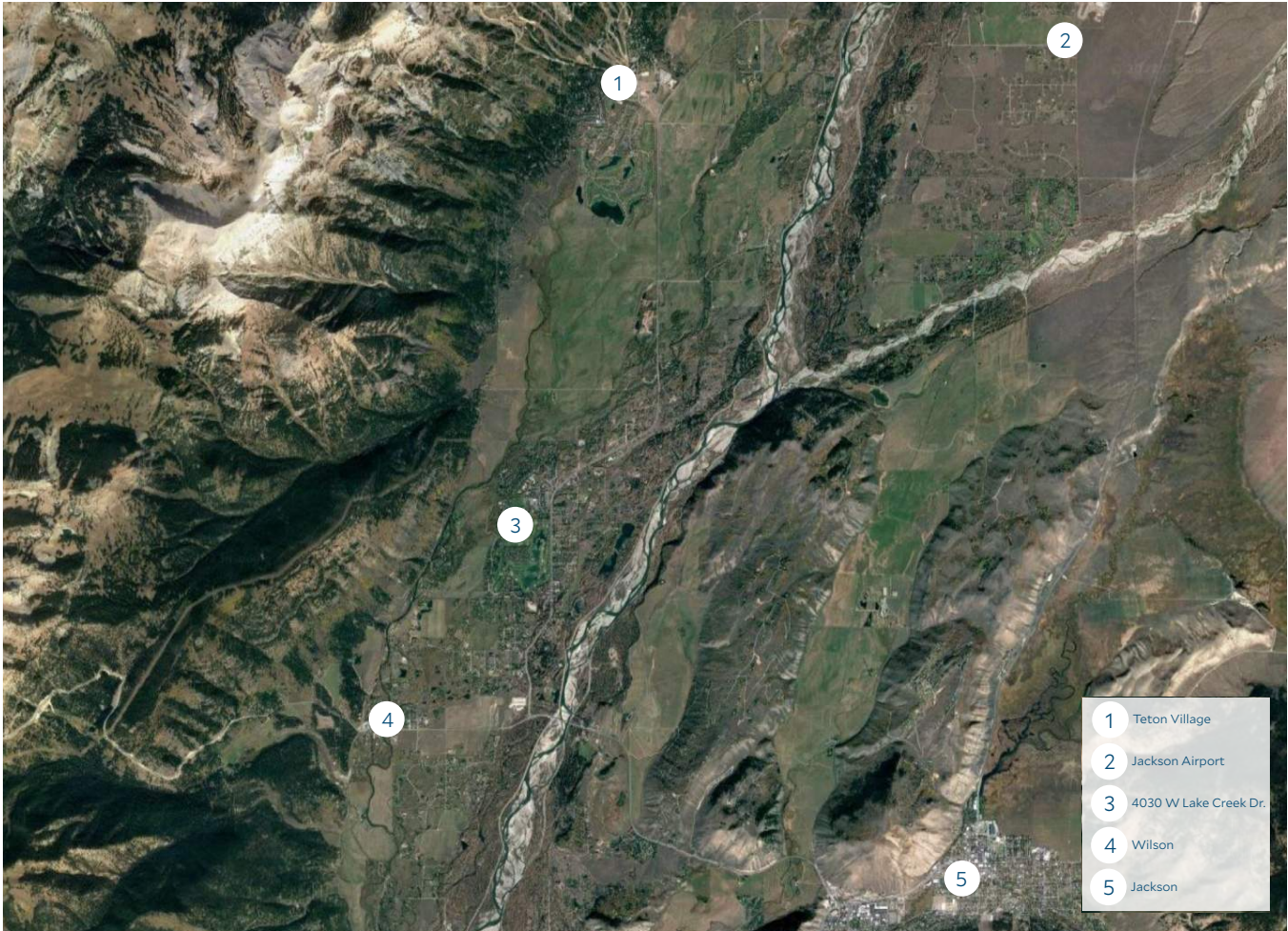
4030 W. Lake Creek Drive

4030 W. Lake Creek Drive is a substantial, fully renovated 28,919 square foot mixed-use building constructed with steel and concrete, boasting Class A office suites and commercial spaces. It is situated in the desirable West Bank area within the Aspens, strategically positioned between Teton Village, Wilson, and Jackson, offering convenient accessibility and exceptional community visibility.

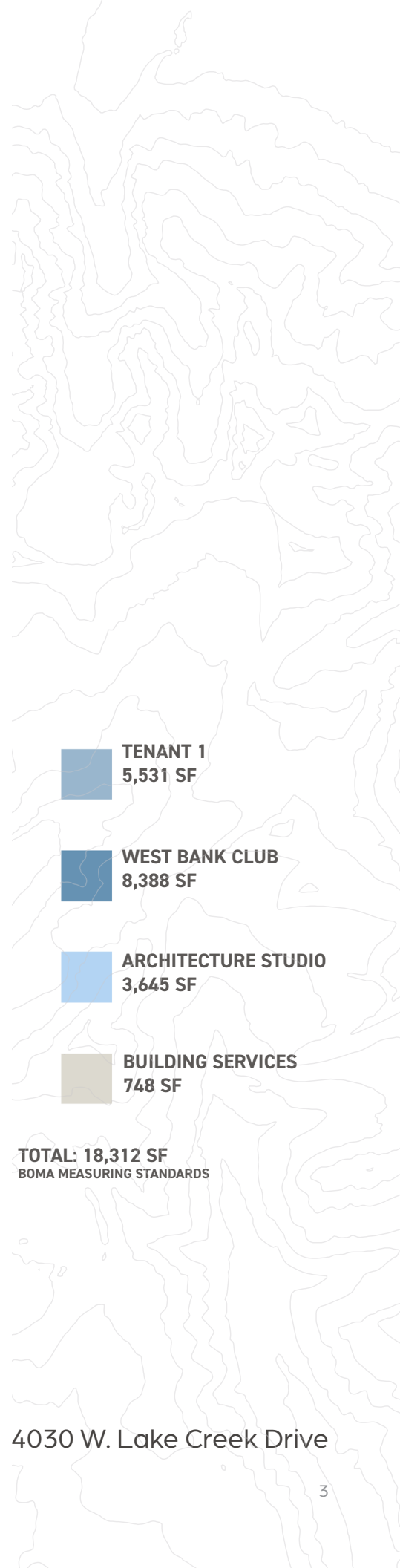
The renovated ground floor offers spacious, street-front commercial spaces that receives an abundance of natural light. Meanwhile, the extensive second-level renovation provides office spaces ranging from 1000 to 1700 square feet (capable of being amalgamated), each thoughtfully designed to maximize natural light, with access to exterior decks and luxurious interior office settings. The potential for expanding your professional presence in the West Bank area is priceless.



AREA MAP
4030 W LAKE CREEK DRIVE SITE



VICINITY MAP
JACKSON HOLE, WY



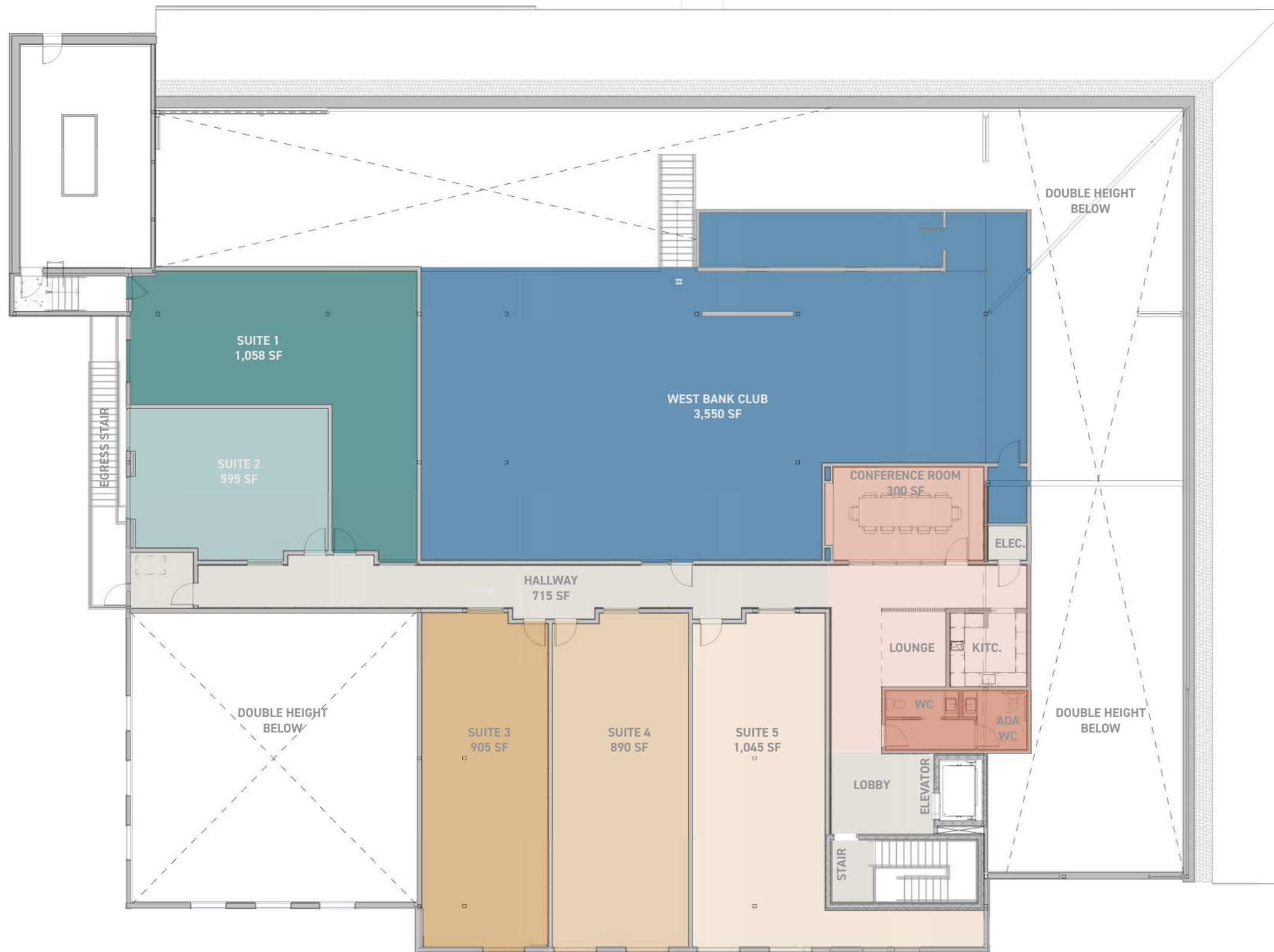
- TENANT 1
5,531 SF
- WEST BANK CLUB
8,388 SF
- ARCHITECTURE STUDIO
3,645 SF
- BUILDING SERVICES
748 SF

TOTAL: 18,312 SF
BOMA MEASURING STANDARDS

Ground Floor Demising Plan



4030 W. Lake Creek Drive



- WEST BANK CLUB
3,550 SF
 - SUITE 1
INTERIOR: 1,058 SF
 - SUITE 2
INTERIOR: 595 SF
 - SUITE 3
INTERIOR: 905 SF
 - SUITE 4
INTERIOR: 890 SF
 - SUITE 5
INTERIOR: 1,045 SF
 - WC
165 SF
 - CONFERENCE ROOM
300 SF
 - LOUNGE & KITCHENETTE
575 SF
 - LOBBY / HALLWAY / STORAGE
950 SF
- TOTAL: 10,033 SF**
BOMA MEASURING STANDARDS

Second Floor Demising Plan



4030 W. Lake Creek Drive



**Building Front Rendering
View from the South East**

4030 W. Lake Creek Drive



**Building Front Rendering
View from the East**

4030 W. Lake Creek Drive



**Building Colonnade Rendering
View from the North East**

4030 W. Lake Creek Drive



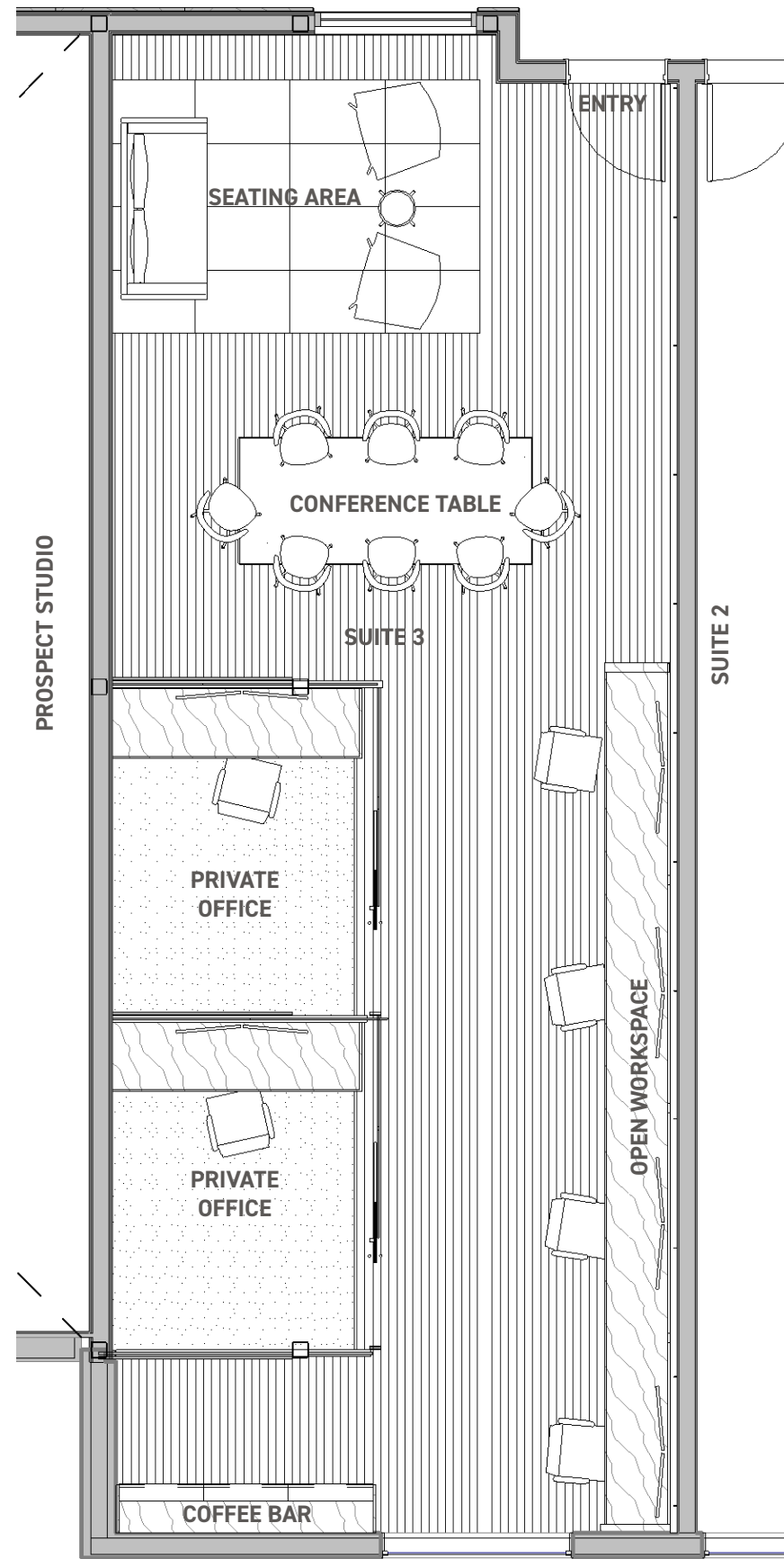
**Building Front Rendering
View from the North East**

4030 W. Lake Creek Drive



**Building Front Rendering
View from the South East**

4030 W. Lake Creek Drive



SUITE 3 PLAN
EXAMPLE LAYOUT FOR TENANT FURNITURE



KEY PLAN ILLUSTRATES WHERE THE INTERIOR RENDERS ARE POSITIONED

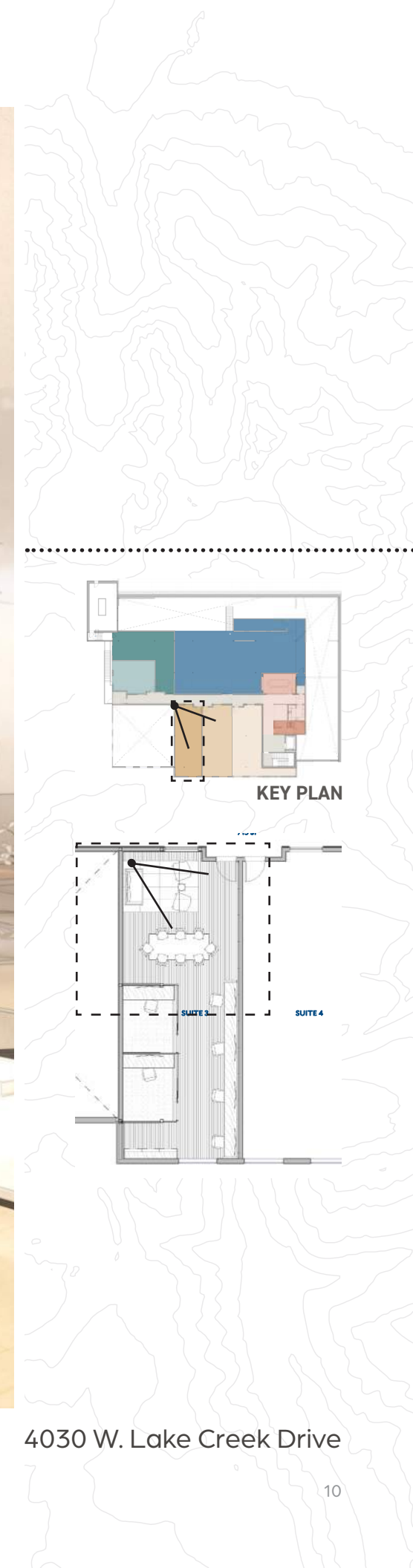
Example Tenant Layout & Case Studies



EXECUTIVE SUITE
(PHOTOS: FINANCIAL SERVICES OFFICES)
4030 W. Lake Creek Drive



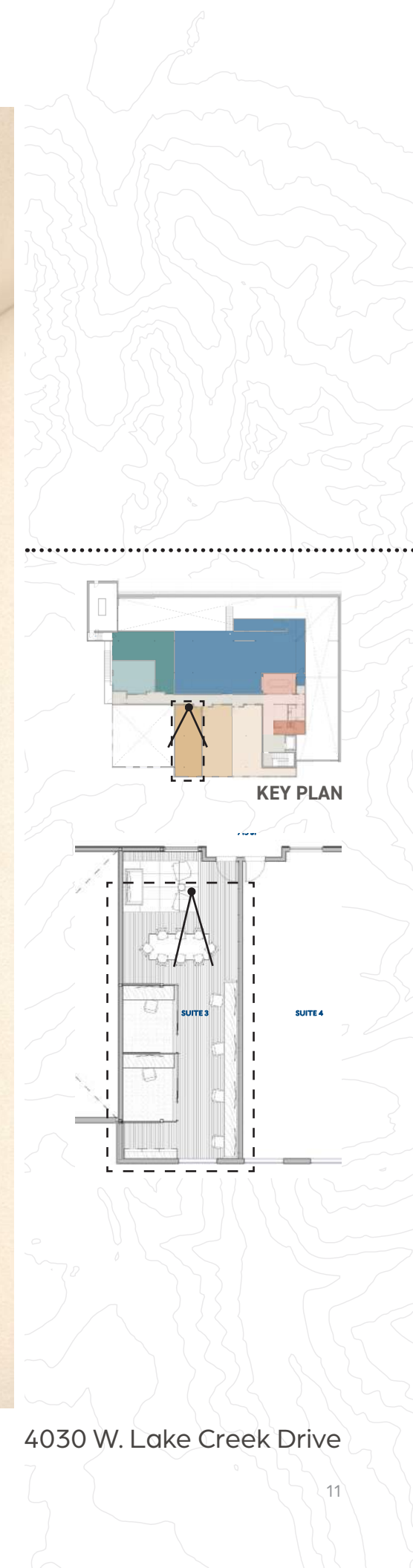
Executive Suite 3 Interior Render



4030 W. Lake Creek Drive



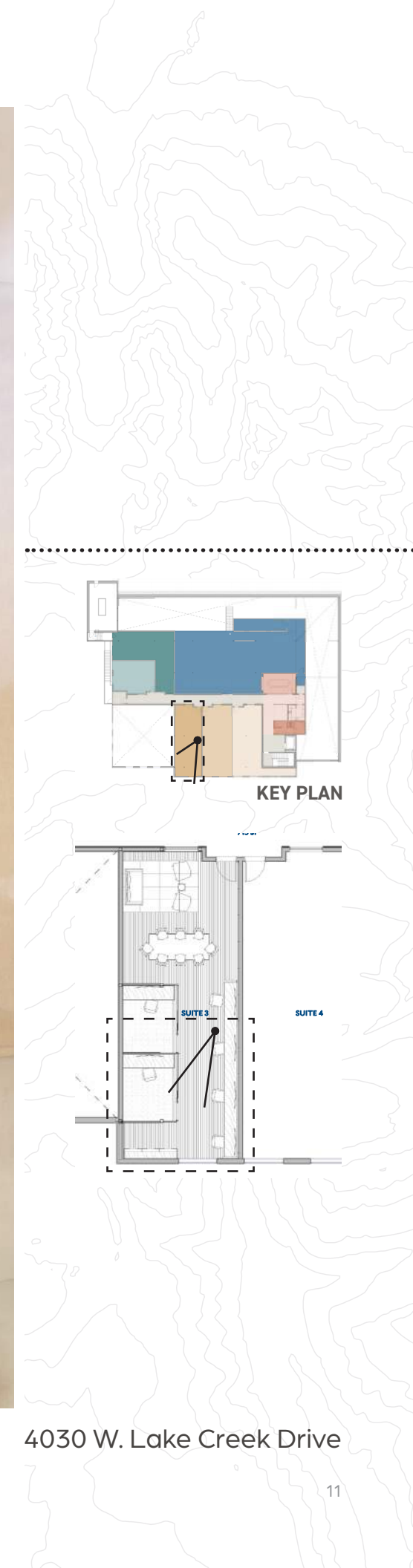
Executive Suite 3 Interior Render



4030 W. Lake Creek Drive



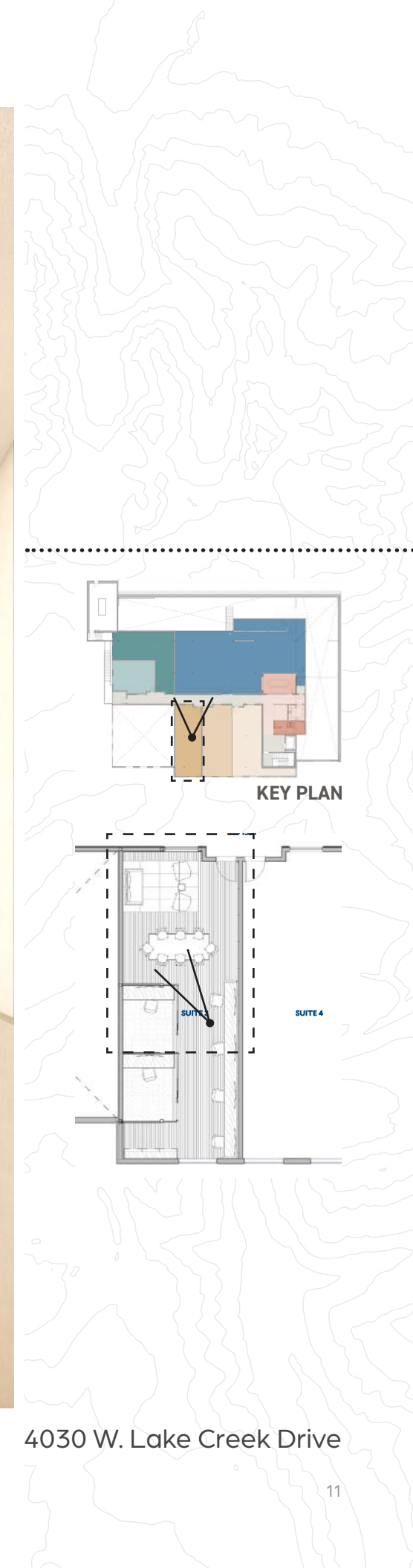
Executive Suite 3 Interior Render



4030 W. Lake Creek Drive



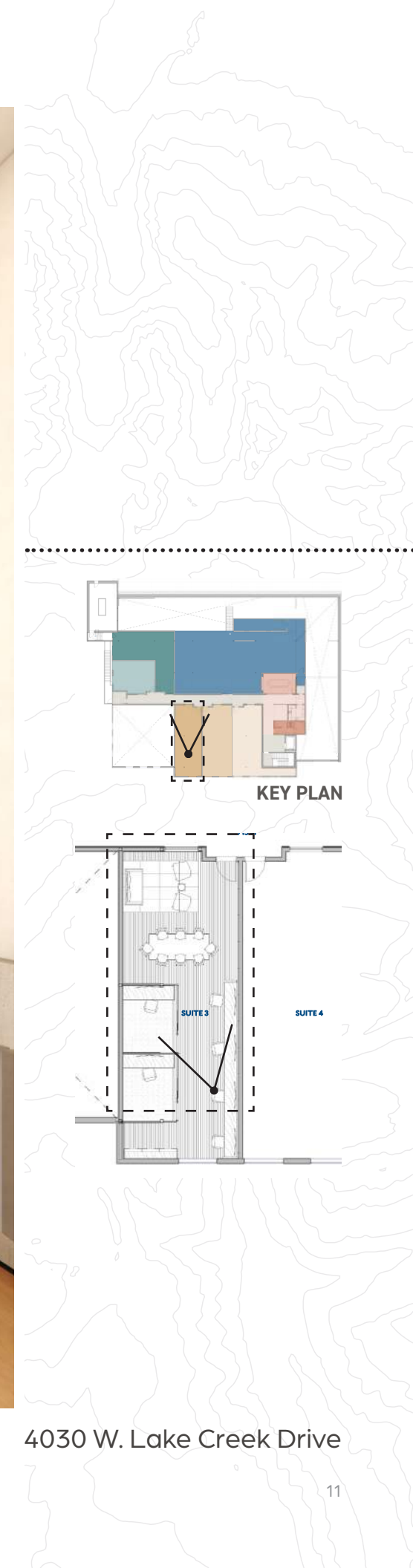
Executive Suite 3 Interior Render



4030 W. Lake Creek Drive



Executive Suite 3 Interior Render



4030 W. Lake Creek Drive

Thank You!

For more leasing information, please contact George Guzzi.

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Project Partners

Project Architect: Prospect Studio

General Contractor: Bulley & Andrews

FRAZER
CAPITAL & Co.

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