

1030 N. POPLAR FOR LEASE



- 4,000 SF office built in 2004 features one tenant space at the south portion for lease
- Located just off I-25, right near Casper's Business District and 6 min. from BNSF Railway, 13 min. from Natrona County Airport
- Nearby hotels, restaurants, retail and residential developments
- Well-maintained shared asphalt parking accommodates approximately 15 vehicles, 30 total
- Monument sign along N. Poplar frontage seeing over 14,200 AADT
- Zoned C4- Highway Business, excellent for recreational or care services, medical, office, studio, supplies, or retail



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Forrest Leff Chuck Hawley
Principal Broker Principal
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- Monument sign along N. Poplar frontage, which sees over 14,200 vehicles daily average
- Commercial grade carpet and linoleum through offices and service areas
- Oak wood finishes throughout compliment the brick gas fireplace in reception area
- Comfortable conference room offers privacy at rear of office hall





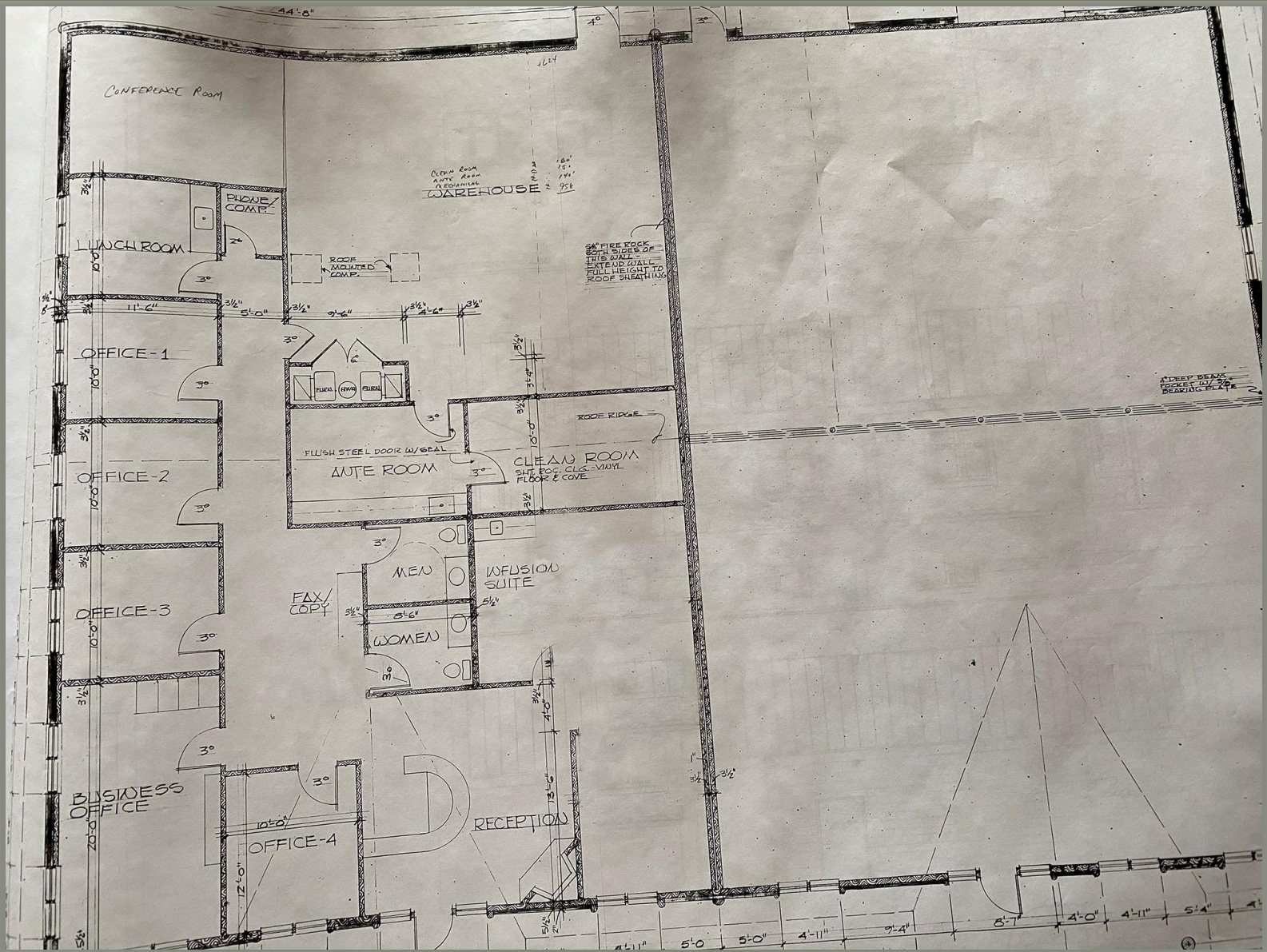
- Integrated blinds protect against dust buildup
- Compact break room with sink next door to conference room
- Service room adjacent to reception features sink counter and interior windows





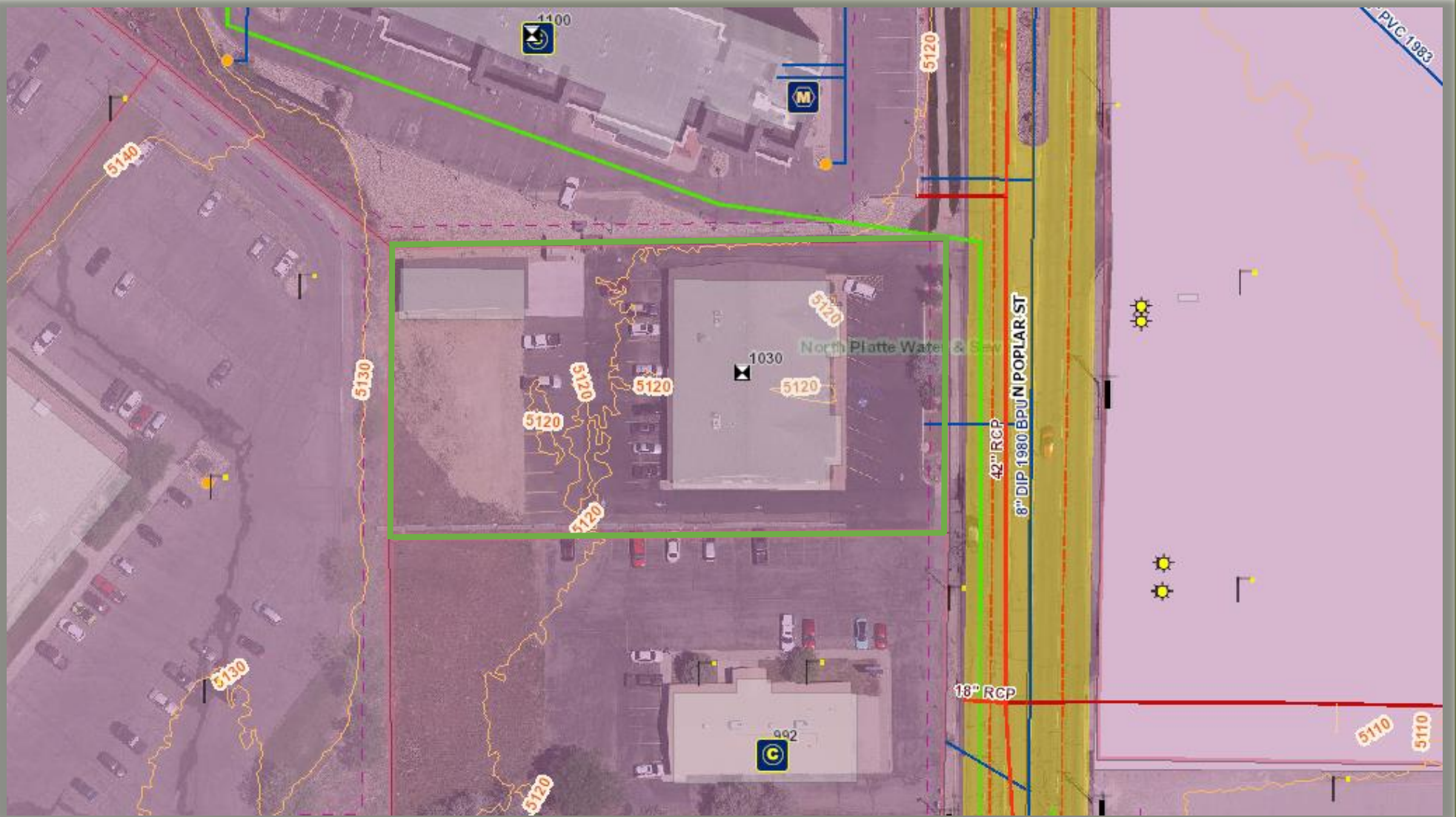
- (1) Main office, on other side of reception wall
- (1) Dual Office in front corner of building offers ample room for multiple desks or a coworking setup
- (3) Private individual offices
- Warehouse has concrete flooring and rear exit with access to compounding room





- Layout of 1030 N. Poplar lease area, approximately half of the full facility





- 1030 N. Poplar accesses city water, sewage, and power—outlined in green





- Zoned C4, Highway Business
- 1030 N. Poplar outlined in green





- Aerial Map of nearby businesses
- 1030 N. Poplar marked by gold star





Casper

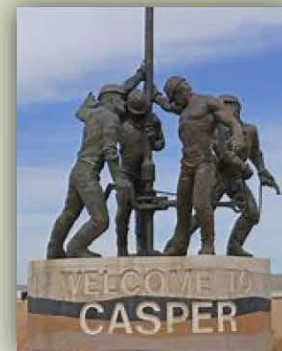
The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain 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 Responsible Broker for Cornerstone Real Estate, with over 21 years of experience specializing in commercial and industrial real estate. Indigenous to Casper, he is exceptionally in-tune with the city and surrounding areas, which cultivates his clients' valued trust in his expertise.

Mr. Leff received his Associate of Science degree at Casper College and a Bachelor's Degree in Zoology and Physiology from the University of Wyoming, after which he relocated to California and established several businesses in the greater San Diego area.

Forrest successfully launched Java Jitters Espresso in the Eastridge Mall as the first espresso shop in Casper, which set the standard for over 30 years. Forrest served as President of the Casper Petroleum Club in 2017, where he was responsible for the disbursement, dissolution, and disposition of assets.

Mr. Leff has a diverse background including acquisitions, dispositions, sales, and leasing of commercial and industrial real estate. He is an effective front-runner in real estate, having worked with industry dynamos including Distribution NOW, Brand Safeway, Brigade Energy, Liberty Lift, Performance Energy, and many others.

THE CORNERSTONE REAL ESTATE PROFESSIONALS

