



CORNERSTONE
REAL ESTATE

OFFICE FOR SALE

104 S WOLCOTT ST, CASPER, WY

www.cornerstonere.com



ICONIC LANDMARK FOR SALE

The property spans approximately 94,000 square feet in total. The first floor is approximately 22,480 square feet, while the second floor, due to escalators, is slightly smaller at 17,040 square feet. Floors three through eight are each around 9,080 square feet. Built in 1956, it sits on 0.95 acres of land across three lots. The property features professional offices and service desks akin to a bank on the first and second floors, and traditional office space on floors three through eight. Located at the corner of Wolcott Street and 1st Street in Casper's downtown area, it's surrounded by professional offices, government buildings such as the courthouse and police station, mixed retail, and restaurants.

FORREST LEFF

Principal

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CHUCK HAWLEY

Principal

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PROPERTY DETAILS

- Beautifully appointed office spaces
- Located in the heart of the Casper Business District
- Main floor lobby offers a double entry breezeway, three elevators, and an escalator to 2nd floor (one of two in the state)
- Spacious 8000 SF 3rd floor conference/meeting room with full kitchen & coffee bar
- Secured underground two-level parking structure
- All floors offer panoramic City and Mountain views and have Men's & Ladies restrooms
- Zoned: C-3





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PROPERTY DETAILS

- Beautifully appointed 3rd floor break/meeting space
- Full kitchen with ample seating and a coffee bar
- Men's & Ladies restrooms
- Spectacular mountain and city views with tasteful décor throughout



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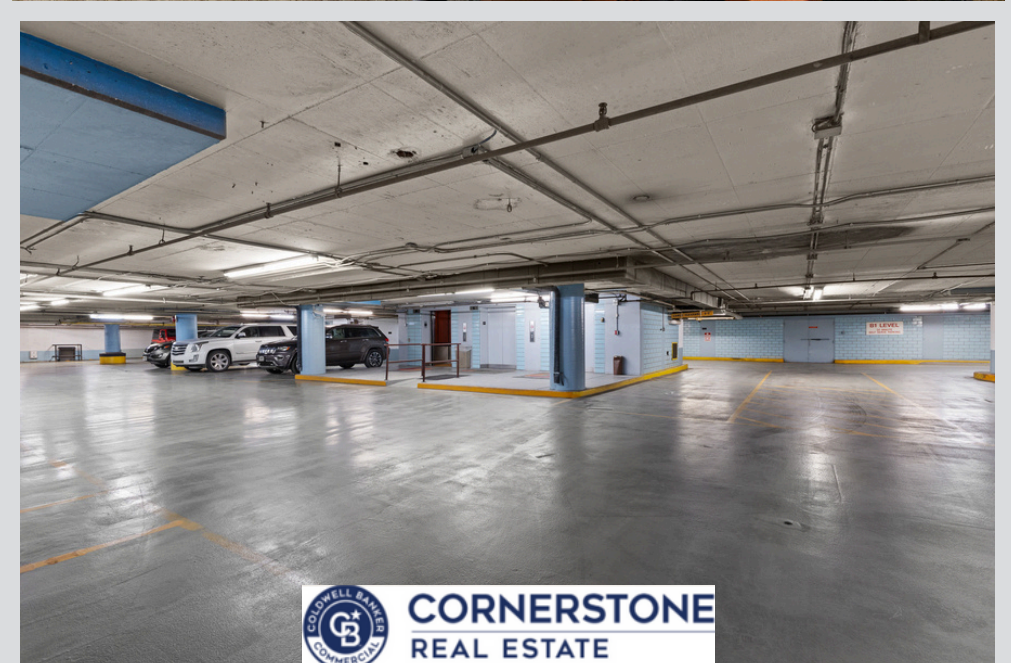
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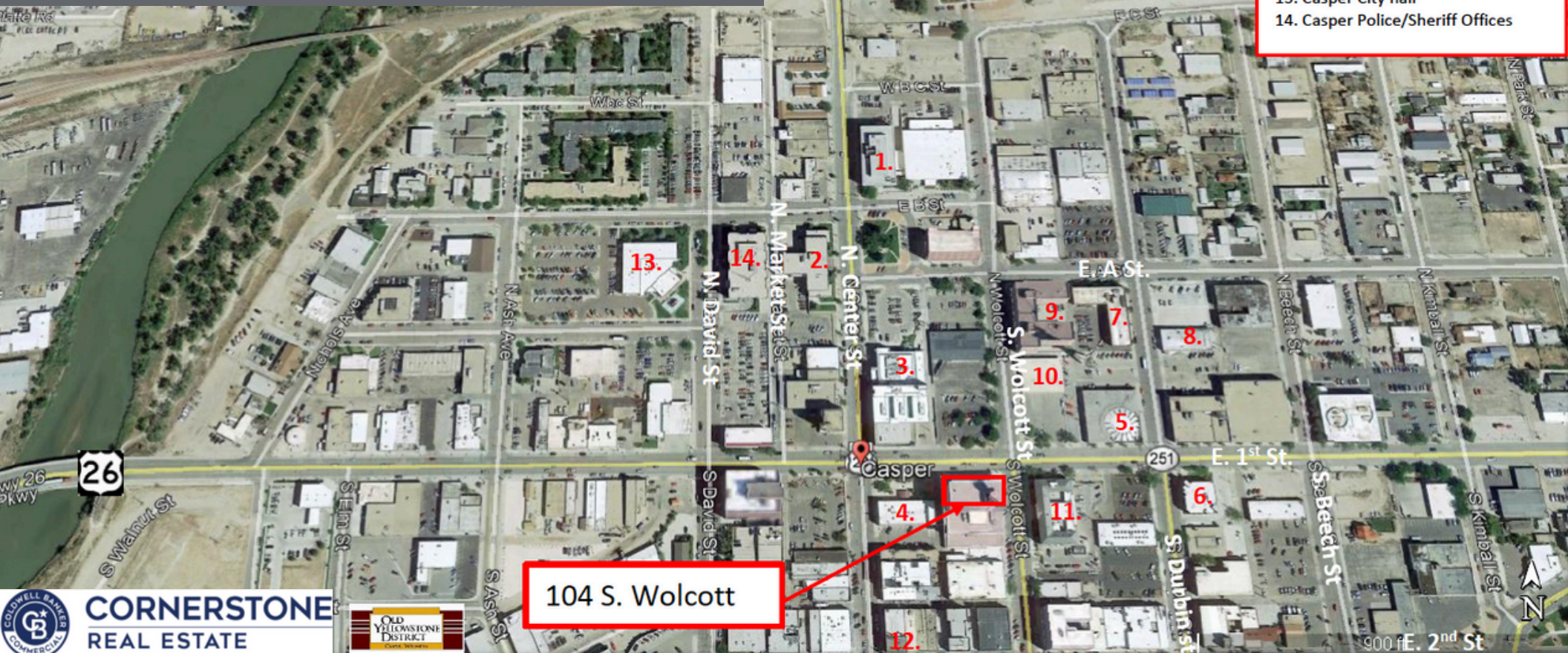




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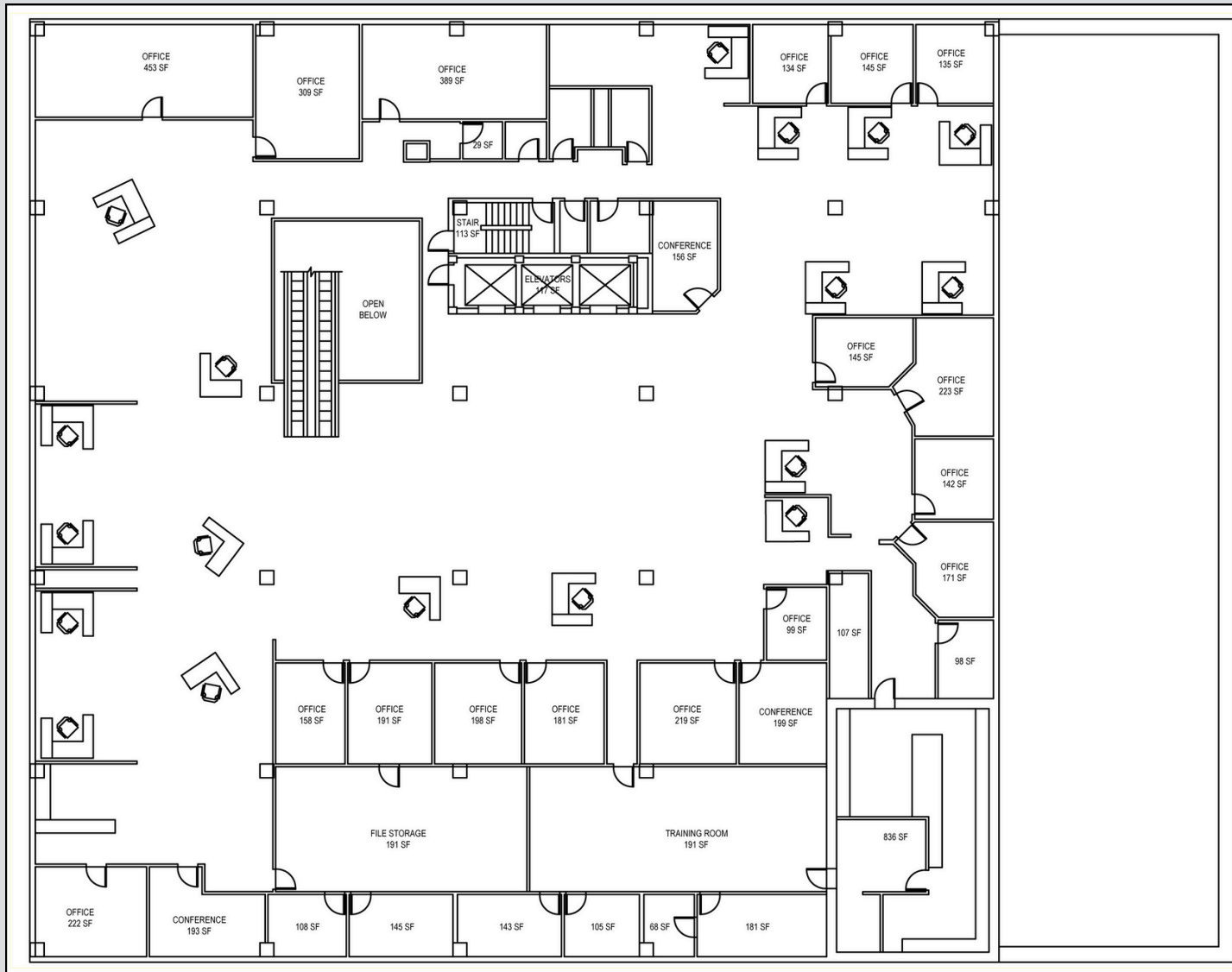
- Located in the heart of the Casper Business District
- Walking distance to city and county offices, business, retail & restaurants
- Just blocks away from the Historic Yellowstone District
- Easy access to I-25, Hwy 20/26 & Casper's high traffic thoroughfares

1. Dick Cheney Federal Building
2. County Building
3. Townsend Justice Center
4. America Theatre
5. Wells Fargo
6. Hilltop National bank
7. Pan American Building
8. Casper Housing Authority
9. Ohio Oil Co. Building
10. Well Fargo Bank
11. First Interstate Bank
12. Rialto Theatre
13. Casper City hall
14. Casper Police/Sheriff Offices





TYPICAL FLOORPLANS



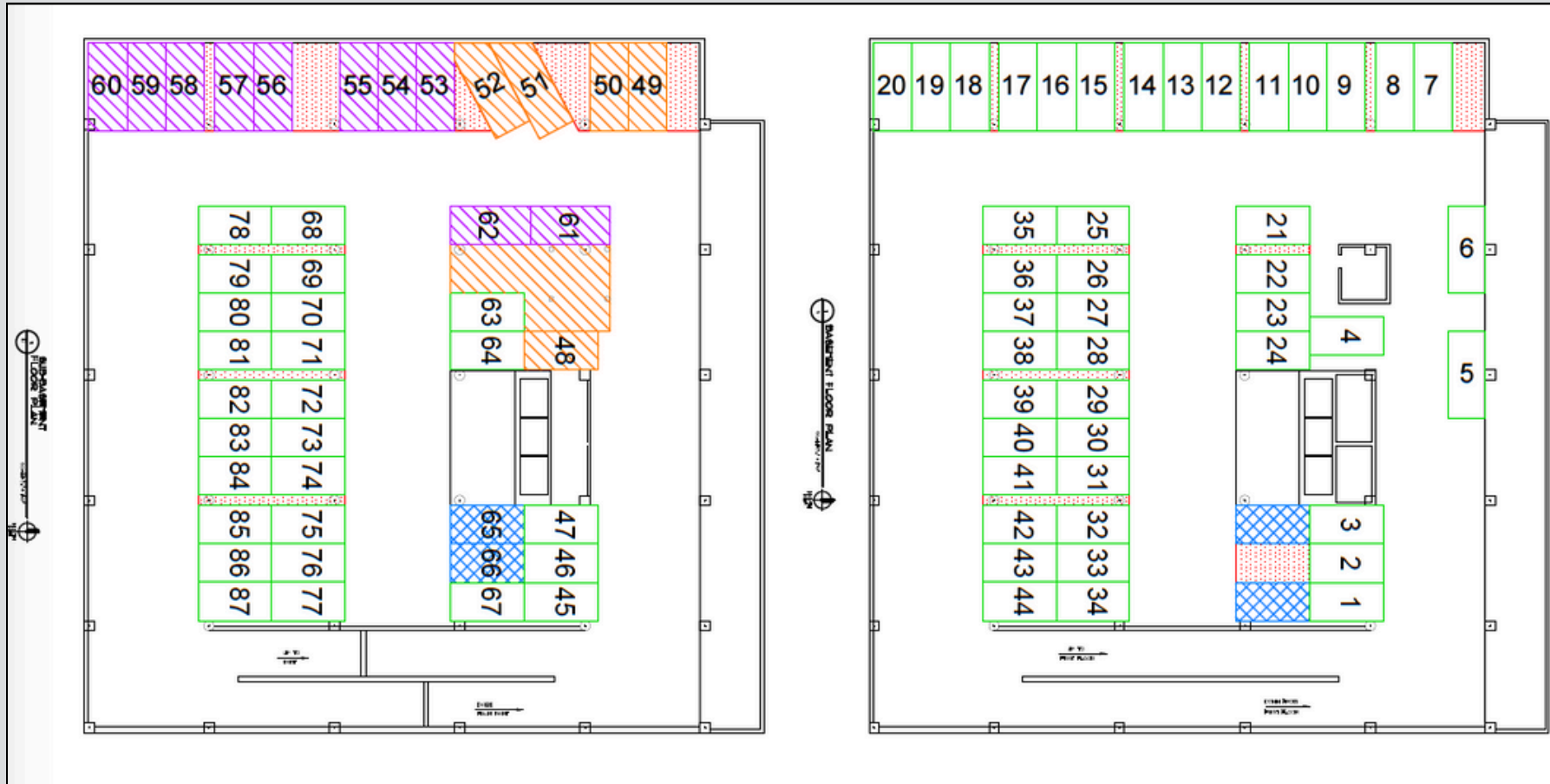


TYPICAL FLOORPLANS





P1 & P2 PARKING





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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

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 and play.



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ABOUT US

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FORREST LEFF Principal

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Forrest Leff is the Principal 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 the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in 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 specialist in the Industrial and Commercial Real Estate market.

CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

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

