



CORNERSTONE
REAL ESTATE

FOR SALE / LEASE

6631 E 2ND ST, CASPER WY

www.cornerstone.com



MEDICAL BUILDING FOR SALE / LEASE

This versatile, freestanding medical/office building is ideally located minutes from I-25 in a highly sought-after area surrounded by professional offices, medical facilities, restaurants, and hotels. Formerly Therapy Solutions, this property offers 8,230 square feet on .87 acres with ample parking.

Inside, you'll find 10 oversized treatment rooms or offices, a full kitchen, reception area, additional office spaces, a conference room, and a 30 x 31 therapy pool (convertible to more office space) with a jacuzzi, showers, and locker rooms. The space can be easily divided into several dedicated areas, offering flexibility for any medical or office use. The therapy rooms are also insulated for patient privacy, making this facility an ideal choice for various professional needs.

CHUCK HAWLEY

Principal

✉ chuckhawley@msn.com

☎ 307-259-1315

FORREST LEFF

Principal

✉ forrestleff@gmail.com

☎ 307-262-2393



CORNERSTONE
REAL ESTATE

FOR SALE / LEASE

6631 E 2ND ST, CASPER WY

www.cornerstone.com

PROPERTY DETAILS

- Building Size: 8,320 SF
- Type: Medical Offices
- Tenancy: Single / Multiple
- Class: A
- Year Built: 2008
- 10 Treatment Rooms
- Therapy Swimming Pool, Whirlpool
- Stories: 1
- Parking: 30+
- Zoning: PUD
- Maintenance-Free Exterior
- Mountain Views
- Beautiful Landscaping
- Abundant Natural Light
- Location: Minutes from I-25, Rocky Mountain Oncology, Summit Medical, Parkridge Medical





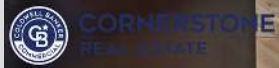
CORNERSTONE

REAL ESTATE

FOR SALE / LEASE

6631 E 2ND ST, CASPER WY

www.cornerstone.com





CORNERSTONE
REAL ESTATE

6631 E 2ND ST, CASPER WY

www.cornerstone.com



CORNERSTONE
REAL ESTATE



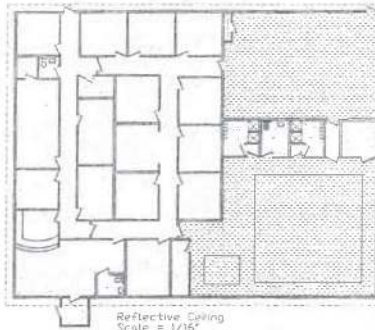
CORNERSTONE

REAL ESTATE

FOR SALE / LEASE

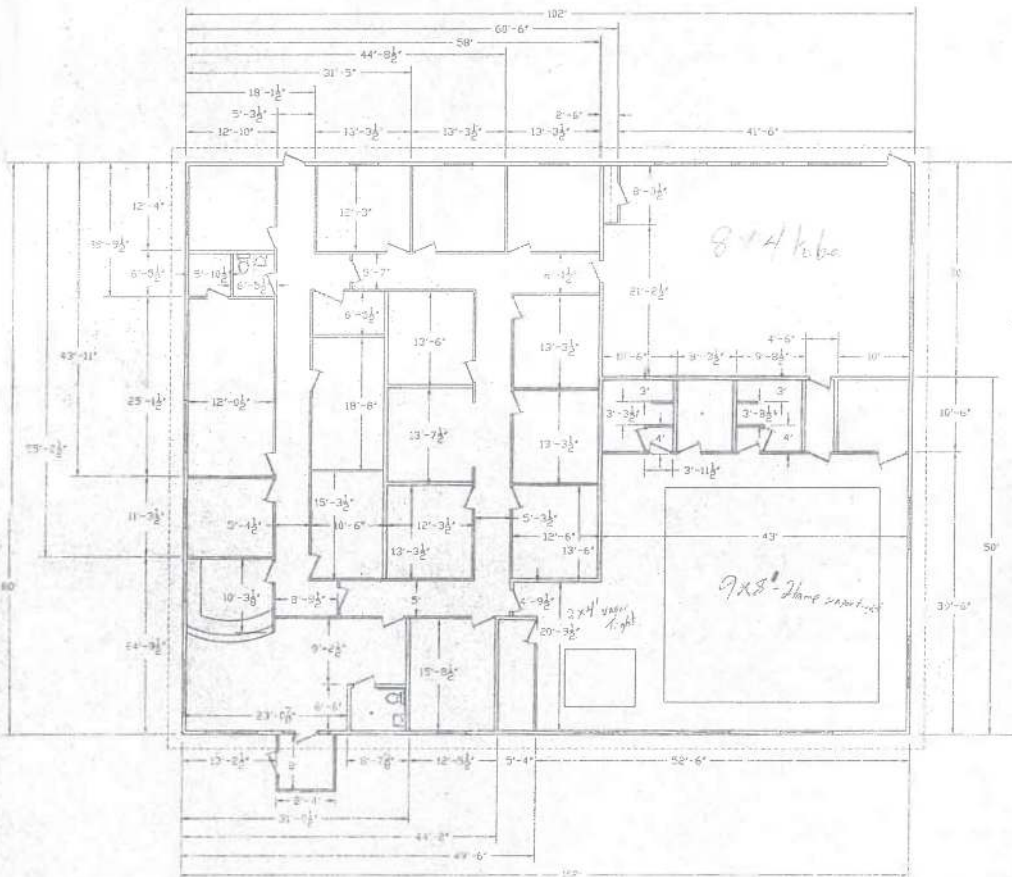
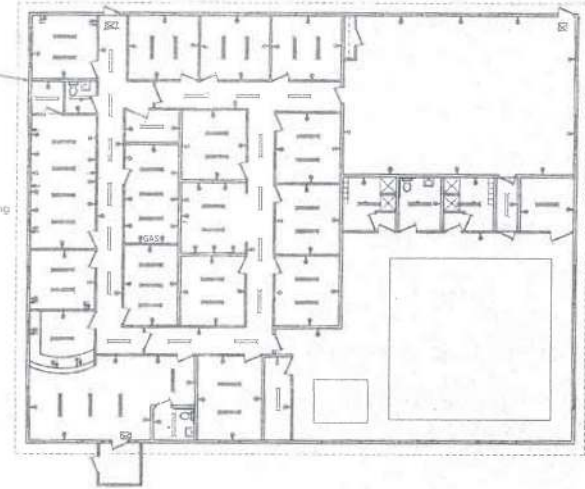
6631 E 2ND ST, CASPER WY

www.cornerstone.com



Reflective Ceiling Legend

- Drywall Ceiling @ 9'
- Vaulted Drywall Ceiling



NOTES:

Electrical service to be 400 4W 3P

ELECTRICAL LEGEND

- 110 Duplex Receptacle
- 110 GFI Duplex Receptacle
- 118 Quad Receptacle
- 240 Receptacle
- Data/Phone Combo Port
- Phone Only

- Two Tube Fluorescent, Surface mounted Lighting Fixture
 - Four Tube Fluorescent, Surface mounted Lighting Fixture
 - Emergency Exit Sign
- 2' x 4' 1/2' floor mount...*

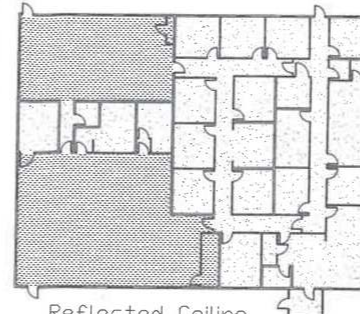


FLOORING SCHEDULE:

- CPT - Indoor/outdoor carpet
- PT - Porcelain Tile
- CONC - Sealed concrete
- NSC - Non-slip concrete finish around pool deck



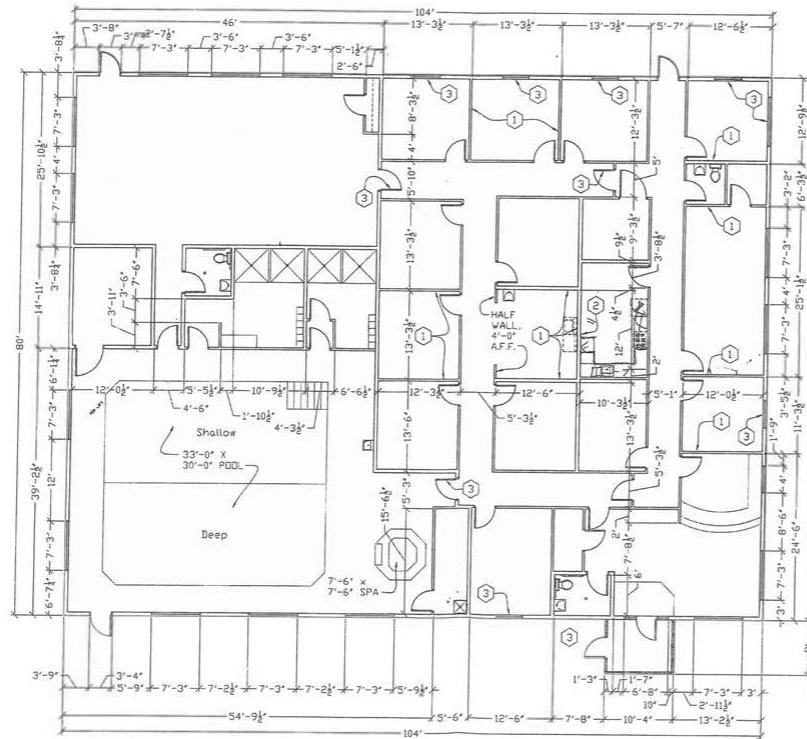
Reference Plan
Scale: N.T.S.



Reflected Ceiling
Scale: N.T.S.

Reflected Ceiling Legend

- Drywall Ceiling @ 10' A.F.F.
- Vaulted Drywall Ceiling



Dimension Plan
Scale: 1/8"=1'-0"

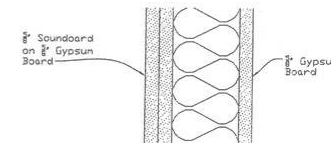
ACCESSORIES SCHEDULE		
QTY.	ACCESSORY	TYPE
2	18" GRAB BAR	AMERICAN SPECIALTIES - #3101
2	36" GRAB BAR	AMERICAN SPECIALTIES - #3101
2	42" GRAB BAR	AMERICAN SPECIALTIES - #3101
3	18x36 MIRROR	AMERICAN SPECIALTIES - #0620
3	TOILET PAPER HOLDER	AMERICAN SPECIALTIES - #7305-2S
3	PAPER TOWEL DISP	AMERICAN SPECIALTIES - #0210
3	SDAP DISPENSERS	AMERICAN SPECIALTIES - #0347
11	METAL LOCKERS	REPUBLIC STORAGE - 12x12x72, 1 TIER

GENERAL NOTES:

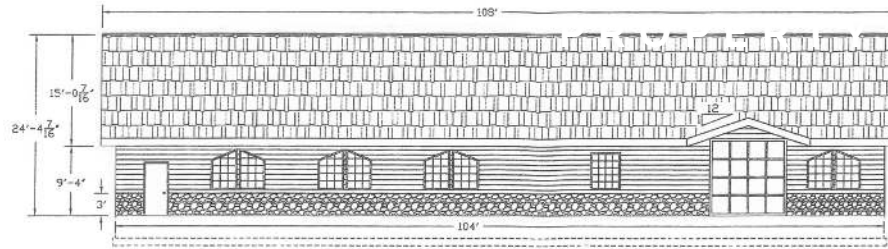
- 1) Electrical service to be 400 AMP 1Ø.
- 2) Provide dinner switches in all Treatment Rooms and in SE Office.

KEYNOTES:

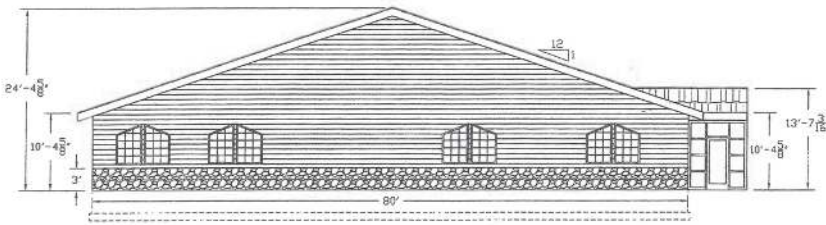
- 1) Provide one (1) layer of soundboard on keynote side of wall only. See detail 1 on this sheet.
- 2) Provide access panel to back of dryer. Field verify exact locations.
- 3) Center window/door on width of wall.



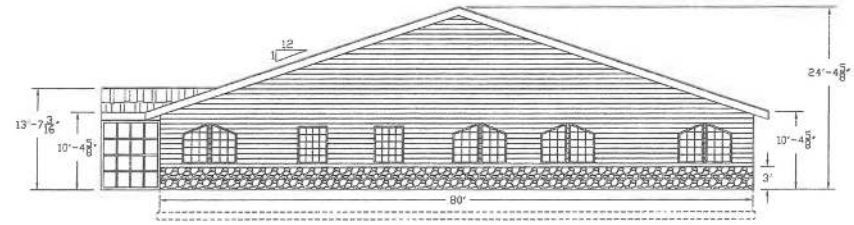
1) PARTIAL WALL SECTION



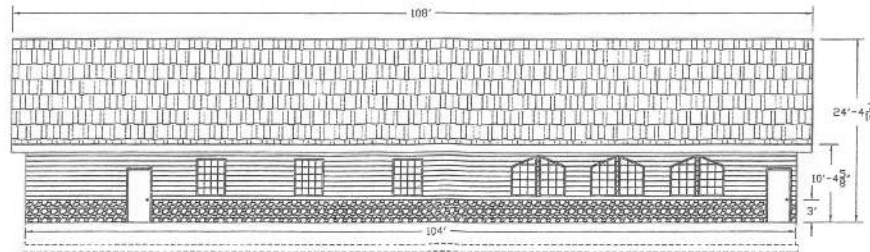
FRONT



LEFT SIDE



RIGHT SIDE



BACK

NOTES:
1) Walls Framed to 10'



CORNERSTONE REAL ESTATE

FOR SALE / LEASE

6631 E 2ND ST, CASPER WY

www.cornerstone.com





CORNERSTONE
REAL ESTATE

FOR SALE / LEASE

6631 E 2ND ST, CASPER WY

www.cornerstone.com





CORNERSTONE
REAL ESTATE

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.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics



CORNERSTONE

REAL ESTATE

ABOUT US

www.cornerstonere.com



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.

FORREST LEFF Principal

307-262-2393 • forrestleff@gmail.com

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 over saw 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.

