

1780 WESTLAND ROAD

CHEYENNE, WY

3 COMMERCIAL OFFICE BUILDINGS



±23,994 SF COMMERCIAL BUILDING OFFERED AT \$2,750,000.



1.76
TOTAL ACRES



±23,994
TOTAL SF



OFFICE
BUILDING



CB
ZONING



WESTLAND
LOCATION



ON-SITE
PARKING

COMMERCIAL OPPORTUNITY

Exceptional opportunity to acquire a sizable office campus in Cheyenne. Situated on 1.76 acres, this property consists of three buildings offering approximately 30 private offices, multiple conference and meeting rooms, kitchen areas, restrooms, and versatile open workspaces. The main building features two levels of office space, boardrooms, and elevator access. A second building provides additional offices, expansive open areas, and ADA-accessible restrooms. The third building currently serves as a training center and includes private offices, a large meeting/training room, restrooms, and a fenced outdoor patio area. With nearly 35 on-site parking spaces and convenient access to downtown Cheyenne as well as both I-80 and I-25, this property is well suited for a variety of office, educational, or professional uses.



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www.cbcworldwide.com



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AREA OVERVIEW



CHEYENNE, WYOMING



STRATEGIC LOCATION

Strategically located near I-25 and I-80, this property offers excellent accessibility, strong commercial visibility, convenient parking, and easy access to downtown Cheyenne, making it an ideal location for professional office users.



SUBJECT PROPERTY — 1780 WESTLAND ROAD



A STRONG & GROWING ECONOMY

As Wyoming's capital and largest city, Cheyenne serves as a regional hub for government, healthcare, retail, education, and logistics. A pro-business climate, affordable operating costs, and a skilled workforce support continued industrial growth.



OFFICE SPACE



HANDICAP ACCESSIBLE



BUILT FOR BUSINESS & INDUSTRY

Cheyenne offers the infrastructure and resources businesses need to succeed:

- Robust transportation network with rail, highway, and air services;
- Industrial parks & shovel-ready sites;
- Reliable utilities and broadband;
- Supportive local leadership and business partners.

An ideal environment for industrial, distribution, and service-oriented operations.



KITCHEN AREA



FENCED YARD



HIGH VISIBILITY & NEAR I-80



PAVED LOT & ON-SITE PARKING

MARKET MOMENTUM



REGIONAL HUB

Cheyenne is the commercial, educational, and healthcare hub for SE Wyoming and surrounding areas.



STEADY GROWTH

Population and employment growth continue to support expanding business and industrial demand.



BUSINESS FRIENDLY

Low taxes, low costs, and a supportive community make Cheyenne a smart choice for businesses of all sizes.