



CORNERSTONE
REAL ESTATE

FOR LEASE

5980 ENTERPRISE DR

www.cornerstonere.com



NEW CONSTRUCTION OFFICE BUILDING FOR LEASE

Step into the future of medical office spaces with this Class A facility, newly constructed in 2023 and built to suit your needs. Situated just minutes from I-25, Summit Hospital, Banner Health East side, and a number of restaurants, this single-tenancy, one-story building stands as a beacon of convenience and accessibility. Its prime location near the Foothills Plaza ensures a strategic presence, making it an ideal hub for medical professionals seeking top-notch accommodations.

CHUCK HAWLEY

Principal

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PROPERTY DETAILS

- Building Size: 1500 SF
- Type: Medical Office
- Tenancy: Single
- Class: A
- Year Built: 2023 (New Construction)
- Build: Build to suit
- Stories: 1
- Zoning: A
- Location: Minutes from I-25, Summit Hospital, Banner Health East side, and various restaurants. Near the Foothills Plaza.

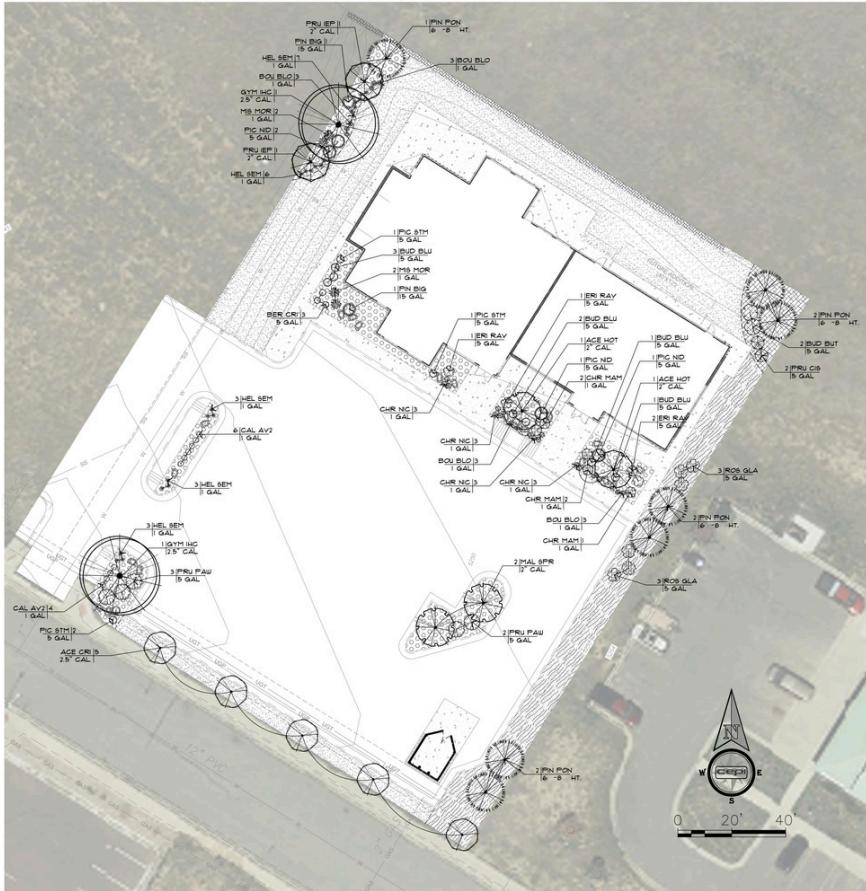




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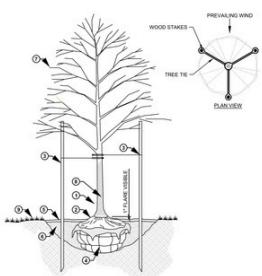
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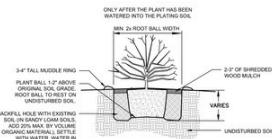
LANDSCAPING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION, EXCAVATION, OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITIES.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN NATIONAL STANDARD OF NURSERYMAN'S NATIONAL PLANT MATERIALS CODE.
3. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES 5' WILL BE PREPARED AND SEEDED OR BODDED AS SPECIFIED IN A DESIGNATED PLANTING PLAN. CONTRACTOR SHALL NOT USE THESE AREAS FOR STAGING, HOLDING, OR STORING MATERIAL, STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC THAT RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUNDCOVER OR GRADE, IF THE CONTRACTORS RESPONSIBILITY. CONTRACTOR SHALL NOT USE THESE AREAS FOR STAGING, HOLDING, OR STORING MATERIAL, WHETHER DISTURBED TO BE RECLAIMED.
4. CONTRACTOR SHALL NOT PLANT MATERIAL AND IRIGATION SYSTEM SHALL BE PROVIDED BY ONE CONTRACTOR.
5. CONTRACTOR SHALL FURNISH REQUIRED PLANT MATERIALS, INCLUDING TREES, SHRUBS, GRASSES AND PERENNIALS OF ALL DESCRIPTIONS, FOR THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATION.
6. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING PLAN.
7. NO TREES SHALL BE PLANTED CLOSER THAN 10' TO A FIRE HYDRANT, ADJUST LAYOUT IF NECESSARY.
8. NO PLANT MATERIAL SHALL BE PLANTED CLOSER THAN 10' TO EXISTING UTILITIES.
9. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITING CONSENT FROM THE LANDSCAPE ARCHITECT.
10. CONTRACTOR SHALL PROVIDE PLANTS FREE FROM INSECTS AND DISEASES. UN-SCALD INJURIES, BURRINGS OF THE BARK, AND OTHER PHYSICAL INJURIES ARE NOT CONSIDERED DISEASES.
11. CONTRACTOR SHALL PROVIDE FRESH GROWN NURSERY TREES DUG WITH A BALL OF DIRT STILL INTACT IN WHICH THEY ARE PLANTED. THE DUG NURSERY TREES SHALL BE PLANTED IN A CONTAINER, COATED WITH A LAGGING OR OTHER BALL SUPPORTING DEVICE ON THE OUTSIDE TO HOLD THE BALL IN PLACE, IF REQUIRED.
12. CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWN. THE PLANTS SHALL BE PLANTED IN A CONTAINER WHICH IS APPROXIMATELY ONE AND A HALF TIMES THE SIZE OF THE CONTAINER. THE PLANTS SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL.
13. ALL 7'-0" PLANTING HEDGES SHALL HAVE A SHAG HEIGHT OF 4'-0" TO 4'-6", BRANCHING AT 6'-0" TO 7'-0" HEIGHT WITH A MAXIMUM CANOPY BRANCHING, BRANCHING SHALL BE NO LESS THAN 12" APART.
14. ALL 6'-0" TALL EVERGREEN TREES SHALL HAVE A HEIGHT OF SPREAD OF 5'-3" WITH A SINGLE LEADER.
15. ALL 4'-0" TALL EVERGREEN TREES SHALL HAVE A HEIGHT OF SPREAD OF 3'-0" IN CONFORMANCE WITH PLANTING SPACING REQUIREMENTS.
16. CONTRACTOR SHALL PROVIDE INSPECTION CERTIFICATE REQUIRED BY STATE AND FEDERAL SHIPMENT, INVOICE, OR ORDER OF STOCK TO THE LANDSCAPE ARCHITECT.
17. PLANT MATERIALS FOR THIS PROJECT ARE SUBJECT TO INSPECTION, QUOTATION, AND POST PLANTING, AND PLANT MATERIALS WHICH DO NOT MEET THE CONTRACTORS STANDARDS, WHETHER DUE TO DEFECTS, DAMAGE, OR OWNERSHIP, WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND MUST BE REMOVED FROM THE PLANTING AREA OR PROJECT.
18. MAINTENANCE SERVICES TO BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR WILL BE EXPECTED TO FURNISH SERVICES TO MAINTAIN PLANTED MATERIALS UNTIL FINAL COMPLETION OR PROJECT OR AS REQUIRED PER THE REQUIREMENTS OF THE PROJECT WARRANTY PERIOD.



LEGEND

- ① GRAY UNTYPED = 4" ABOVE ROOT FLARE.
- ② HOLES FLARE VISIBLE ABOVE FRASH: REMOVE EXCESS SOIL FROM BALL AS NEEDED.
- ③ THREE (3) 1" X 1" X 1" 1/4" ROUNDED TEMPERED WOOD HOLES PER TEE, 14" OA. SOFT WIRE HANGING FROM TOP OF HOLE. HOLE MUST BE 1" IN DIAMETER. HOLE MUST NOT PENETRATE FRASH BALL. MAKE EASY TO USE THE WAY UP. DO NOT OVER-TIGHTEN HOLE. HOLE MUST NOT PENETRATE FRASH BALL. HOLE MUST NOT PENETRATE FRASH TREE TO BRANCH. CONTRACTOR TO REMOVE STAS TIES AT END OF WARRANTY PERIOD.
- ④ HOLE MUST NOT PENETRATE FRASH BALL. HOLE MUST NOT PENETRATE FRASH TREE TO BRANCH.
- ⑤ HOLE MUST NOT PENETRATE FRASH BALL. HOLE MUST NOT PENETRATE FRASH TREE TO BRANCH.
- ⑥ HOLE MUST NOT PENETRATE FRASH BALL. HOLE MUST NOT PENETRATE FRASH TREE TO BRANCH.
- ⑦ MULCH IN TREES DRIP AREA IS NO NEED. END MULCH IF NOT FROM TRUNK.
- ⑧ SOIL HOLE IN WEST OF BALL: ROUGH SIDES MUST BE CREAM OR LIGHT BROWN. SOIL HOLE IN EAST OF BALL: ROUGH SIDES MUST BE BROWN. SOIL HOLE IN NORTH OR SANDY TO SANDY-COMMON, AND 20% IN. ON VOLUME ORGANIC MATERIALS IN LEAVES, DIRT, ETC. SOIL HOLE IN SOUTH: 100% IN. ON VOLUME ORGANIC MATERIALS IN LEAVES, DIRT, ETC. HOLE MUST NOT PENETRATE FRASH BALL. AFTER INSTALLATION TO LUMBER, GRAY UNTYPED = 4" ABOVE ROOT FLARE.
- ⑨ RELEASE AS DESCRIBED IN RETAINING WALL SECTION.



2 TYPICAL SHRUB PLANTING

PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	RO
	ACE CRI	5	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	2.5" CAL.	B&B
	ACE HOT	2	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	2" CAL.	B&B
	GYM IHC	2	GYMNOCLADUS DIOICA 'MCBRANCHED' TM DECAF KENTUCKY COFFEETREE	2.5" CAL.	B&B
	MAL SPR	2	MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL.	B&B
	PIN PON	7	PINUS PONDEROSA PONDEROSA PINE	6'-8' HT.	B&B
	PRU IEP	2	PRUNUS X URGONIANA 'POET' SUCKER PUNCH RED CHOKECERRY	2" CAL.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	RO
	BER CRI	3	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL.	POT
	BUD BLU	7	BUDLEIA DAVIDII 'BLUE CHIP' DWARF BLUE BUTTERFLY BUSH	5 GAL.	POT
	BUD BUT	2	BUDLEIA DAVIDII 'PINK DELIGHT' PINK BUTTERFLY BUSH	5 GAL.	POT
	PIC NID	4	PICEA ARAEAS 'NIDIFORMIS' NEST SPRUCE	5 GAL.	POT
	PIC STM	4	PICEA PUNGENS 'ST. MARY'S BROOM' ST. MARY'S BROOM COLORADO SPRUCE	5 GAL.	POT
	PIN BIG	2	PINUS MUGO 'BIG TUNA' MOUNTAIN PINE	15 GAL.	POT
	PRU PAW	5	PRUNUS BESEYI 'PAWNEE BUTTES' SAND CHERRY	5 GAL.	POT
	PRU CIS	2	PRUNUS X CISTENA PURPLE LEAF SAND CHERRY	5 GAL.	POT
	ROS GLA	6	ROSA GLAUCA REDLEAF ROSE	5 GAL.	POT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	RO
	CHR MAM	5	CHRYSANTHEMUM 'MAMMOTH RED' TM MAMMOTH RED CHRYSANTHEMUM	1 GAL.	POT
	CHR NIC	12	CHRYSANTHEMUM 'X. NICHE' KOREAN HYBRID CHRYSANTHEMUM	1 GAL.	POT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	RO
	BOU BLU	12	BOTELLOGRASS 'GRACILIS' 'BLONDE AMBITION' BLOND AMBITION BLUE GRASS	1 GAL.	POT
	CAL AV2	10	CALAMAGROSTIS 'AVALANCHE' FEATHER REED GRASS	1 GAL.	POT
	ERI RAV	4	ERIANTHUS RAVENNAE HARDY PAMPAS GRASS	5 GAL.	POT
	HEL SEM	22	HELICOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	POT
	MIS MOR	4	MISANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	POT

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1/4" THICK RAW LANDSCAPE EDGING	120 LF
	LANDSCAPE BOULDER: COLORED GRANITE 2'-6" HEIGHT AND WIDTH BURY MIN. 6"	20
	3/4"-1" BROWN DECORATIVE ROCK MULCH	3,000 SQ FT
	SHREDDED CEDAR MULCH	570 SF
	BELLA BLUEGRASS SOD	5,920 SQ FT
	LOW INPUT SEED MIX	2,380 SQ FT

4/04/2020

— PROJECT NUMBER —

19-048
SHEET NO. 1

STREET NAME
SITE PLAN

QUESTION NO.

—SHEET NO.—

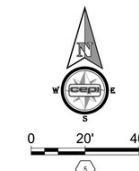
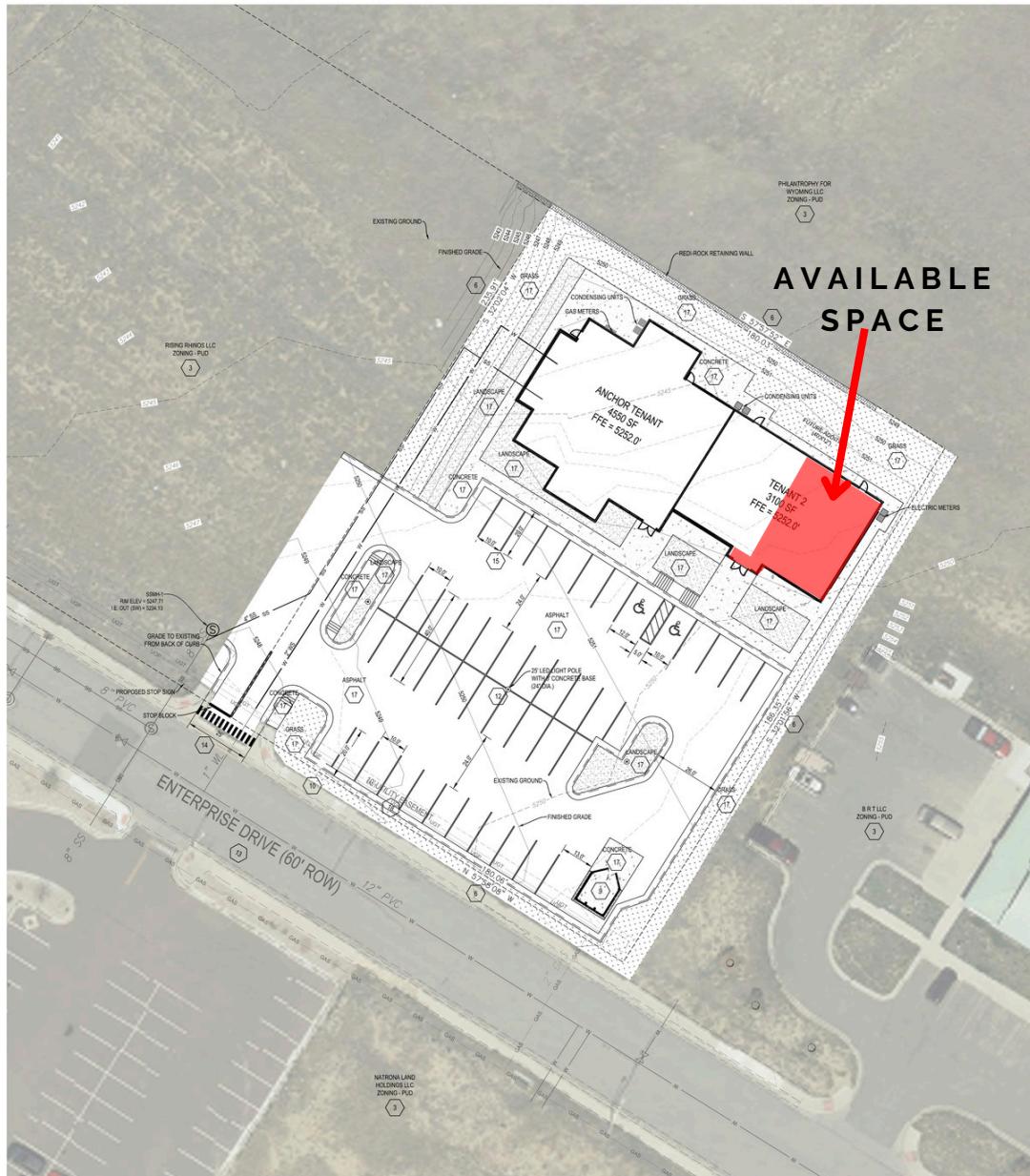
CEPI
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REAL ESTATE

5980 ENTERPRISE DR



nativ38

**NEW MOB FOR:
307 CHIROPRACTIC HEALTH CENTER**

<p>1 <u>LEGAL DESCRIPTION AND COMMON ADDRESS</u></p> <p>MC MURRAY BUSINESS PARK #2 BLOCK #1, LOT #1 NATRONA COUNTY, WYOMING</p> <p>5980 ENTERPRISE DR CASPER, WYOMING 82609</p>	<p>12 <u>LIGHTING: FULL COVER - AS SHOWN ON PLAN</u></p>
<p>4 <u>CURRENT ZONING</u> PUD 5 <u>PROPOSED ZONING</u> PUD</p>	<p>16 <u>WHEEL STOPS: NOT APPLICABLE TO THIS SITE</u></p>
<p>6 <u>LOT DIMENSIONS:</u> AS SHOWN ON PLAN</p>	<p>20 <u>GENERAL NOTES</u></p>
<p>7 <u>BUILDING HEIGHT:</u> 29' 8" <u>BUILDING S/ TRACKS:</u> (ST MINIMUM SETBACK) NORTH - 13' 0" EAST - 8' 8" SOUTH - 13' 0" WEST - 29' 8"</p>	<p>a. <u>TOTAL LAND AREA:</u> 5.96 ACRES (2,473 S.F.) b. <u>TOPOGRAPHIC COORDINATE:</u> 41° 45' 18.5" N, 106° 45' 18.5" W c. <u>PERCENTAGE OF LAND COVERED BY BUILDINGS:</u> 18.2% d. <u>BUILDING HEIGHTS:</u> 29' 8" e. <u>MINIMUM AND MAXIMUM TOTAL FEASIBLE S.F.:</u> 17,000 - 7,000 S.F. f. <u>NUMBER OF PARKING SPACES REQUIRED:</u> 34 (1 HC, 1 VAN HC) g. <u>ROOF AREA:</u> 340 S.F. h. <u>SQUARE FOOTAGE OF ALL UNLANDSCAPED AREAS:</u> 16,473 S.F. i. <u>PERCENTAGE OF SITE COVERED BY LANDSCAPING:</u> 36.8% j. <u>AREA TO BE RETAINED:</u> 1.1 ACRES / 48,580 S.F.</p>
<p>8 <u>LOADING DOCKS: NOT APPLICABLE TO THIS SITE</u></p>	<p>23 <u>DRAINAGE STUDY: SEE ORIGINAL DRAINAGE STUDY</u></p>
<p>10 <u>ADVERTISING SIGNS: AS SHOWN ON PLAN</u></p>	<p>24 <u>PAVEMENT DESIGN REPORT: PROVIDED BY OTHERS</u></p>
<p>11 <u>SCREENING DEVICES: NOT APPLICABLE TO THIS SITE</u></p>	<p>25 <u>TRAFFIC STUDY: NOT APPLICABLE TO THIS SITE</u></p>

LEGEND:

- W [hexagon] EXISTING WATERLINE VALVE
- W [hexagon] PROPOSED WATERLINE VALVE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- ST EXISTING STORM DRAIN/WINLET
- ST PROPOSED STORM LINE WINLET
- UGT EXISTING GAS LINE
- GAS GAS EXISTING UNDER GROUND TELEPHONE LINE
- UGP EXISTING UNDER GROUND POWER
- PROPOSED CONTROLS
- EXISTING CONTOURS
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED FIRE SERVICE CONNECTION
- PROPOSED SANITARY SEWER CONNECTION
- EXISTING FIRE HYDRANT/WATER VALVE
- PROPOSED FIRE HYDRANT/WATER VALVE
- EXISTING SEWER/ manhole
- PROPOSED SEWER/ manhole
- EXISTING TELEPHONE PODESTAL
- PROPOSED LIGHT POLE
- PROPOSED STOP BAR
- PROPOSED DOUBLE YELLOW STRING
- PROPOSED STOP SIGN
- PROPOSED TRASH ENCLOSURE

6" CONCRETE

4" GRADE W/ BASE

PORTLAND CEMENT CONCRETE

NOT TO SCALE

cepi
Civil Engineering Professionals, Inc.
6088 Enterprise Drive, Casper, WY 82609
Phone: 307.266.8496 Fax: 307.266.8192
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307 CHIROPRACTIC

PROJECT NUMBER
19-048

SHEET NAME
SITE PLAN

SHEET NO.
C-101



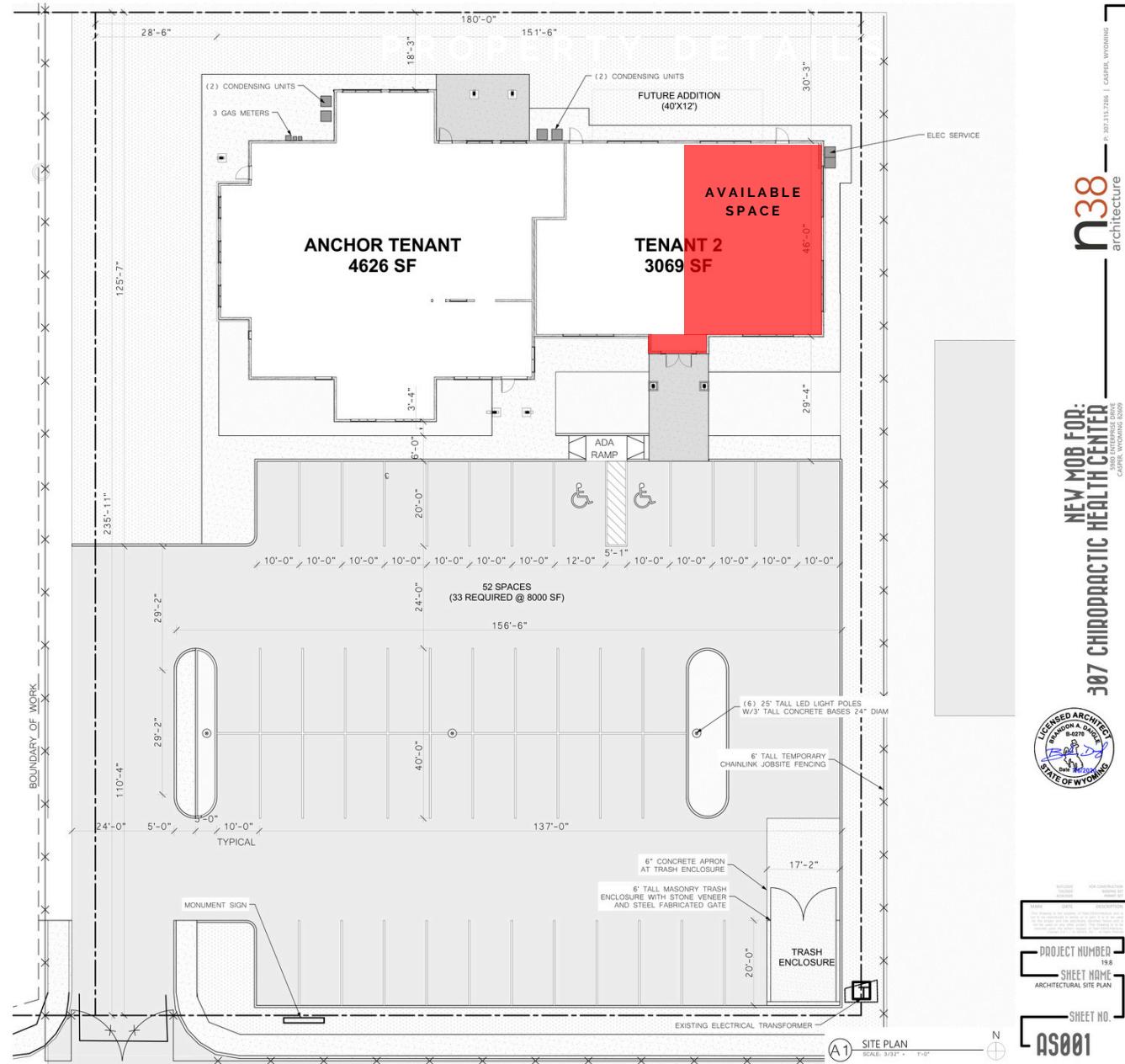
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- SITE NOTES:-

1. MAINTAIN CONSTRUCTION MATERIAL STORAGE WITHIN THE CONSTRUCTION LIMITS, UNLESS NOTED OTHERWISE.
2. G.C. AND OWNER TO BE RESPONSIBLE FOR SECURITY OF THE SITE AT ALL TIMES.
3. G.C. TO PROVIDE TEMPORARY CONSTRUCTION FENCE.
4. PATHWORKS TO BE RESPONSIBLE FOR FINISH GRADING AROUND THE BUILDING, PROVIDING PROPER SLOPE AWAY FROM THE BUILDING.
5. FEATHER ALL NEW GRADES TO MEET EXISTING.
6. ALL WALKWAYS AROUND BUILDING TO REMAIN OPEN FOR PUBLIC USE. WALKWAYS WITHIN CONSTRUCTION LIMITS SHALL NOT BE ACCESSIBLE TO THE PUBLIC, EXCEPT AS NOTED.
7. PROTECT ALL TREES AND SHRUBS NOTED TO REMAIN FROM DAMAGE.
8. ALL DIMENSIONS GIVEN AT CURB AND GUTTERS ARE TO BACK OF CURB.
9. CONCRETE EXPANSION JOINTS ARE TO BE 20'-0" O.C. - CONTROL JOINTS ARE TO BE AT 5'-0" O.C. IN SIDEWALKS OR AS SHOWN.





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.



CORNERSTONE REAL ESTATE

CASPER, WY



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