



OFFERING MEMORANDUM

# OFFICE SPACE IN HISTORIC DEMING BUILDING

1620 CENTRAL AVENUE  
CHEYENNE, WY

LISTED BY

**S** THE  
GRAHAM  
GROUP

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# SUITE 100: GROUND-FLOOR SPACE AVAILABLE

Looking for office or retail space in the heart of downtown Cheyenne? Look no further! This space is located in the Historic Deming Building with frontage on the corner of Central Avenue and West 17th Street, featuring unparalleled exposure for your business with traffic counts reaching  $\pm 10,000$  vehicles per day. This particular space is 3,300SF and features five individual offices, reception/retail space, co-working areas, bathrooms, a break room and storage space. This building provides local property management, which ensures your workspace is well-maintained, making your building needs a top priority. Contact us today for details, tours, and lease discussions.

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<b>For Lease</b>	\$20.00/SF + \$2.00/CAM
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<b>Square Footage</b>	3,300SF
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<b>Year Built</b>	1911
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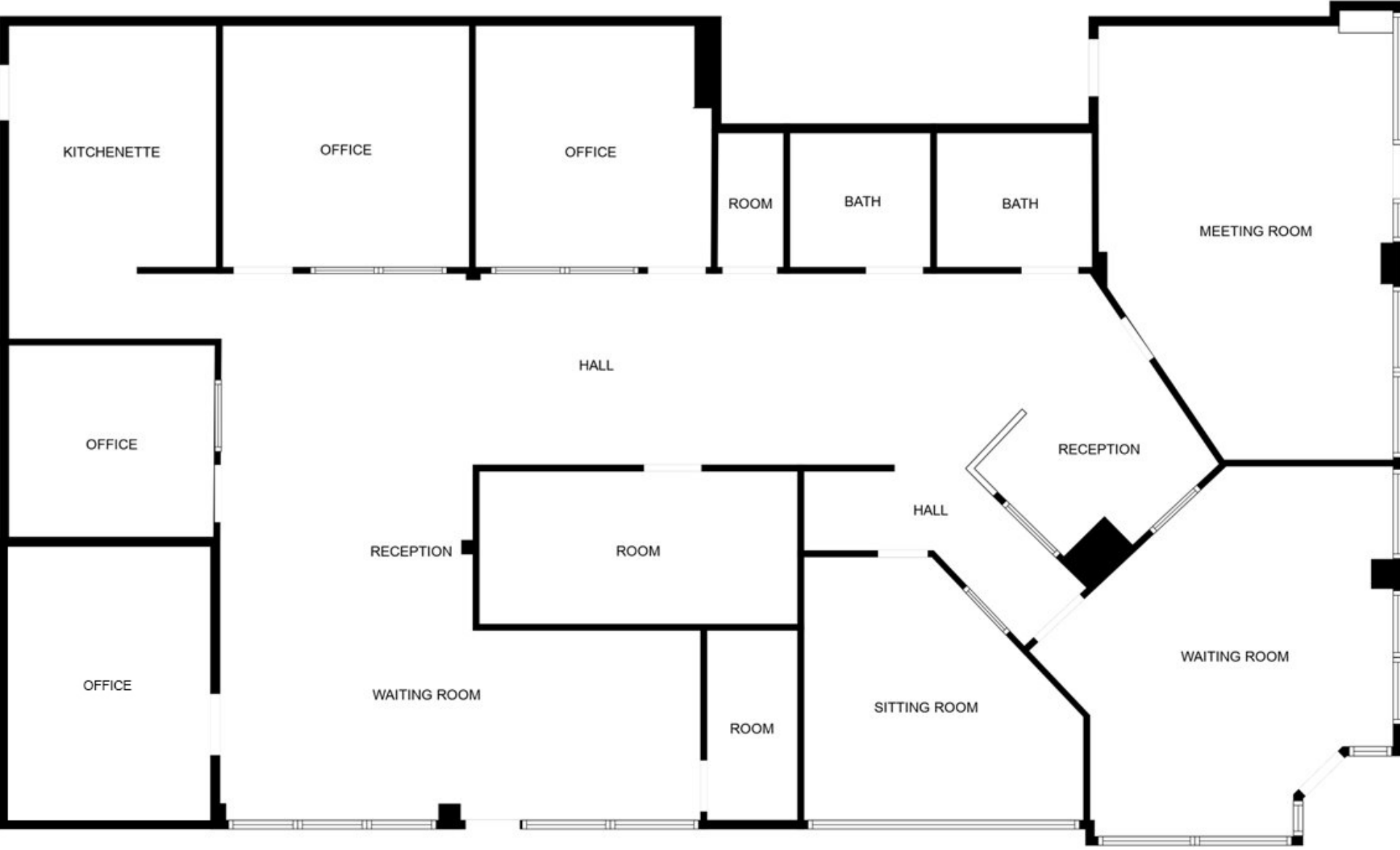
<b>Additional Options</b>	1,000SF basement storage available at separate monthly rate.
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Morgan Eugster, REALTOR® and Bailey Wheeler, REALTOR®



# SUITE 100: FLOOR PLAN







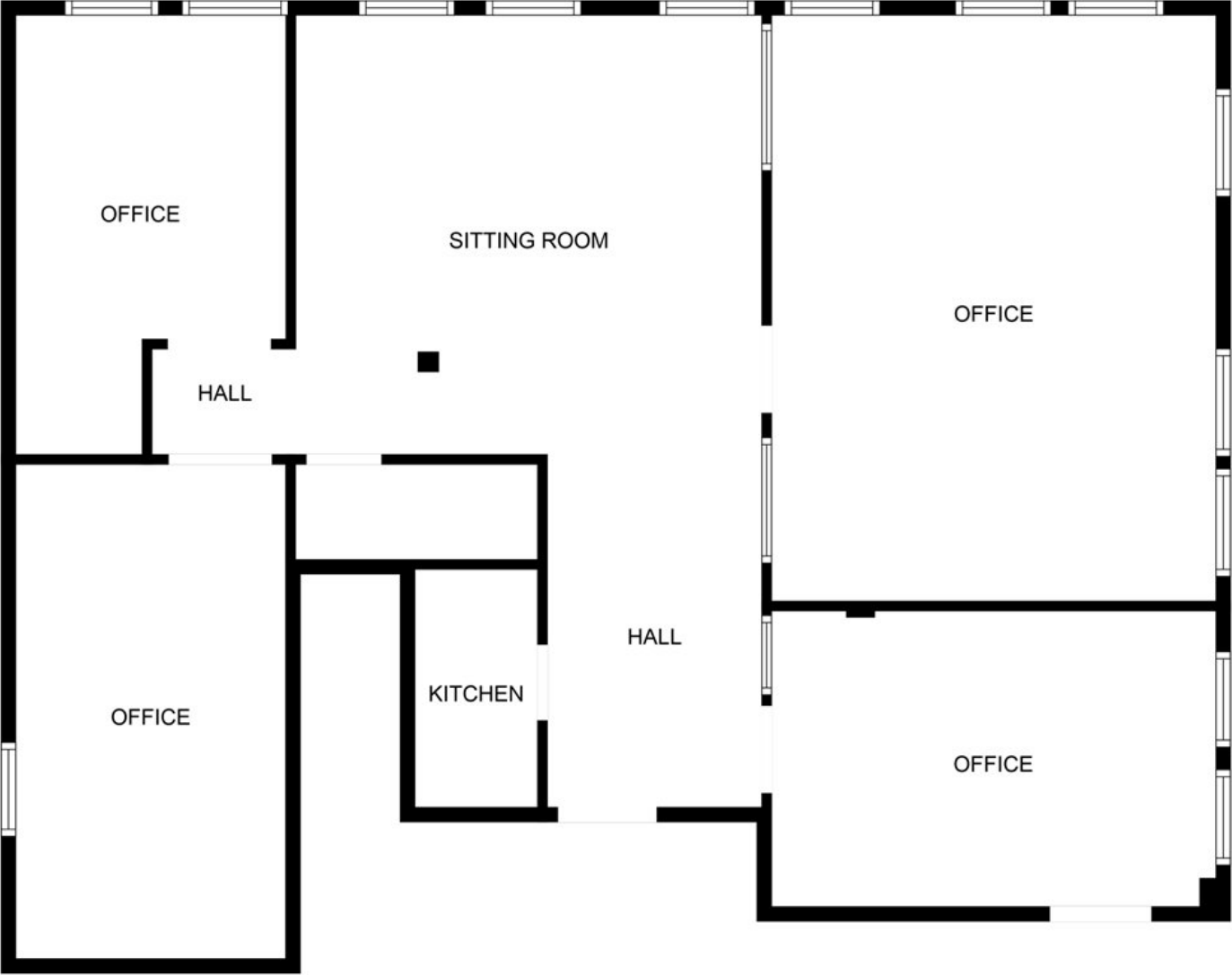
# SUITE 203: SECOND FLOOR CORNER OFFICE

Looking for office space in the heart of downtown Cheyenne? Look no further! This space is located in the Historic Deming Building with frontage on the corner of Central Avenue and West 17th Street, featuring unparalleled exposure for your business with traffic counts reaching  $\pm 10,000$  vehicles per day. This particular space is 1,700SF and features four individual offices, reception space, and a break room. This building provides local property management, which ensures your workspace is well-maintained, making your building needs a top priority. Contact us today for details, tours, and lease discussions.

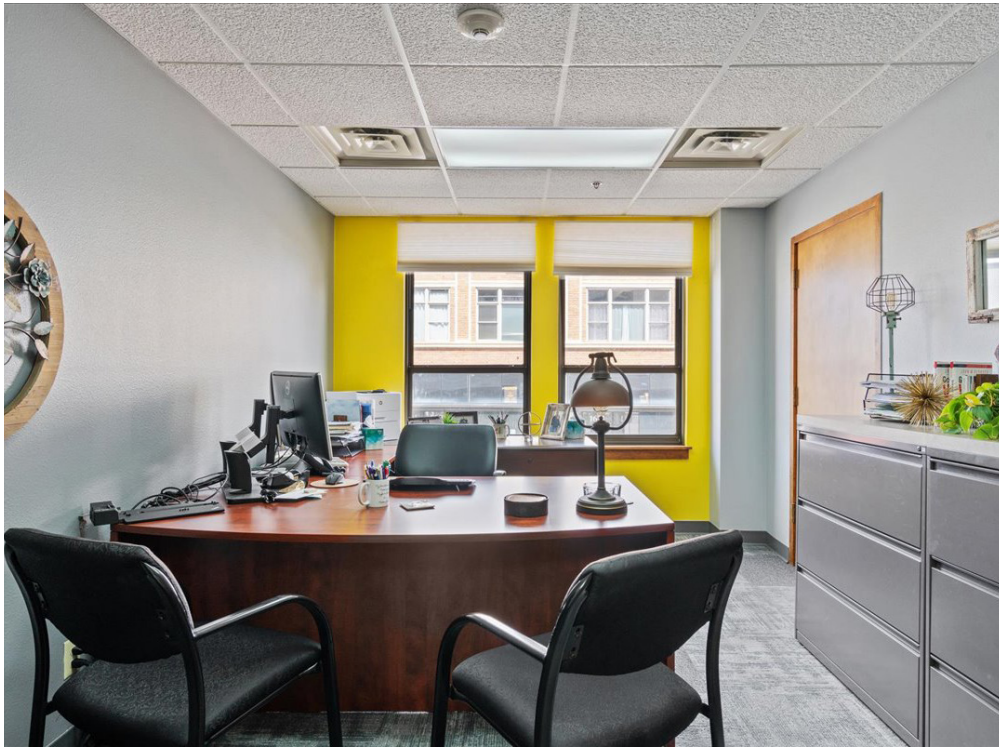
<b>For Lease</b>	\$18.00/SF + \$2.00/CAM
<b>Square Footage</b>	1,700SF
<b>Year Built</b>	1911
<b>Additional Options</b>	1,000SF basement storage available at separate monthly rate.



# SUITE 203: FLOOR PLAN







# WHY CHEYENNE?

Source: [cfdrodeo.com](http://cfdrodeo.com), [rentcafe.com](http://rentcafe.com), [wyo.edu](http://wyo.edu), [data.bls.gov](http://data.bls.gov), [cheyenne.org](http://cheyenne.org), [wikipedia.org/wiki/Cheyenne,\\_Wyoming](http://wikipedia.org/wiki/Cheyenne,_Wyoming), [taxfoundation.org](http://taxfoundation.org)

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

9,700  
Personal Civil Service  
Independence

50,540

Civilian Labor Force

8.98

Average Commute (Min)

Located Near I-25, I-80  
& Two Major Railroads

Headquarter Locations



## Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.







The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

# WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <p><b>±12,000</b> Student Population</p>	 <p><b>8</b> Community Colleges</p>	 <p><b>9</b> Commercial Airports</p>	 <p><b>2</b> Class One Railroads</p>	 <p><b>\$400M</b> State-Wide Scholarships</p>
 <p><b>2 National Parks</b> Grand Teton &amp; Yellowstone</p> <p><b>5 National Forests</b> Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, &amp; Targhee</p> <p><b>12 State Parks</b> &amp; acres of public land to hunt, fish, bike, hike, &amp;</p>	<p><b>580,435</b> State Population</p> <p><b>0%</b> Income Tax</p> <p><b>4%</b> Sales Tax</p> <p><b>2.9%</b> Unemployment Rate</p> <p><b>97,914 Sq.Mi.</b> 9th Largest State</p>	 <p>The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.</p> <p>Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.</p>		



**#1** Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner occupied housing value.

## Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.



**LISTING AGENTS**

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