



**\$745,000**  
 PRICED AT CURRENT COMMERCIAL APPRAISAL  
**SKYE COLEMAN-WEISZ | 307. 851.0021**



# 601 BROADWAY

THERMOPOLIS, WYOMING



Own a perfectly located commercial building at the center of a charming town that's home to Hot Springs State Park, one of America's natural wonders, visited by over 1.5 million people annually. There are long-term tenants already in place for immediate returns on your investment.



Businesses thrive on traffic, and that's exactly what 601 Broadway delivers. Visitors use Broadway to drive through Thermopolis, and 601 Broadway occupies a prime corner location at the only traffic light in town. Leasing here makes businesses easy-to-find and gives visitors customer-friendly surroundings when they arrive.



With 6 available suites ranging from 1015 sf to 2,874.38 sf and customizable options, 601 Broadway offers the space businesses need to make the perfect brand statement when people step through the door. Both ground-level and second-floor options are available.



SUITE B



SUITE B



SUITE B



SUITE B

New tenants will also have excellent long-term tenants as neighbors. Two of the ground-level suites are leased by telecom giant Verizon and the local office of Natural Resources Conservation Service, part of the U.S. Department of Agriculture. Both bring considerable foot traffic to the building, allowing neighboring tenants to be noticed.



SUITE C



SUITE C



SUITE E



SUITE E



SUITE E

## GROUND LEVEL SUITES

**Suite A:** Currently the longtime home of the Natural Resources Conservation Service, part of the U.S. Department of Agriculture, Suite A is a prime street-level location along a spacious front hall. The front of the suite is a large working area with plenty of desk space and a reception area. This leads to a private windowed office. The suite also includes two work rooms, a storage room, a dedicated computer server room, a breakroom with a sink and refrigerator and a private bathroom.

**Suite B:** Larger businesses will find the perfect home in this prime ground-floor location. Suite B welcomes visitors with a spacious lobby area and space for two reception desks. There are 4 windowed offices on one side of the lobby and two on the other, both sides featuring wide pocket doors to enable conferencing among colleagues and clients. There are 6 generous closets large enough to store filing cabinets, and a conference room at the rear of the suite offers plenty of privacy away from foot traffic. Amenities include a kitchen with a full-size dishwasher, a bathroom, and a technology closet. This space is an ideal co-working opportunity for small businesses able to rent single offices and share a conference room, kitchen, and copy machines. Ground floor neighbors include long-term tenants Verizon and the Natural Resources Conservation Service.

**Suite C:** This easy-access, street-level space is currently the home of a Verizon retail location that is also a reliable long-term tenant. The suite offers the perfect open space for presenting retail merchandise and tending to customers. Unique to such a retail space, there is a kitchen with a range oven and a full-size refrigerator toward the back of the suite. Suite C shares a bathroom with Suite D.

**Suite D:** Suite D offers the perfect arrangement for a business that needs workspace for customer — and non-customer-facing projects. A generous reception area/office connects to a private office. Across a hallway shared with Verizon, there is a separate spacious office that can be used for internal, non-customer-facing operations or converted into another private office.

## UPPER-LEVEL SUITES

**Suite E:** Upstairs at 601 Broadway, there is a lovely 1,609 sf, 3-bedroom, 2-bath apartment with a large kitchen/dining area. Its charming layout is perfect as an owner's pied-à-terre with its wonderful views of red rocks and the charming downtown. The apartment can also be rented out for events and meetings, with the rooms converted to accommodate various needs, such as bar space for socializing/networking events or breakout sessions for business meetings. This space would also generate significant cash offered as a short-term vacation rental or a long-term rental.

**Suite F:** Also on the upper level of 601 Broadway is a 1,350 sf studio space, perfect for a yoga studio, art classes, an art gallery — any business that needs to make a number of people comfortable in an open space with room to move around. Suite F's corner location quite literally floods it with invigorating natural light and views.