

# 410 SE Wyoming Blvd

---

## FOR LEASE



- Strategically located in the heart of Casper's high traffic East side, w/easy access to I-25 & Hwy 20/26
- Surrounded by Retail, Restaurants, Hotels & Residential developments, with 23,000+ AADT
- Nearby traffic generators include; Ridley's, Wal Mart Supercenter, Eastridge Mall, Sam's Club, Home Depot, Studio City 10 Theatre & Furniture Row
- The Property has approx. 2,645 gross SF (2,410 Interior SF) and sits on approx. 0.45 acres
- Attractive natural stone exterior, picture windows, professionally landscaped with ample parking
- Highly visible with monument signage
- Three drive thru lanes and a free standing ATM
- City Water. Sewer. Gas & Electric – Zoned: C-4. Property Taxes: \$ 1,005.66



[WWW.CORNERSTONERE.COM](http://WWW.CORNERSTONERE.COM)

Chuck Hawley

Forrest Leff

Principal

Principal Broker

307-259-1315

307-262-2393



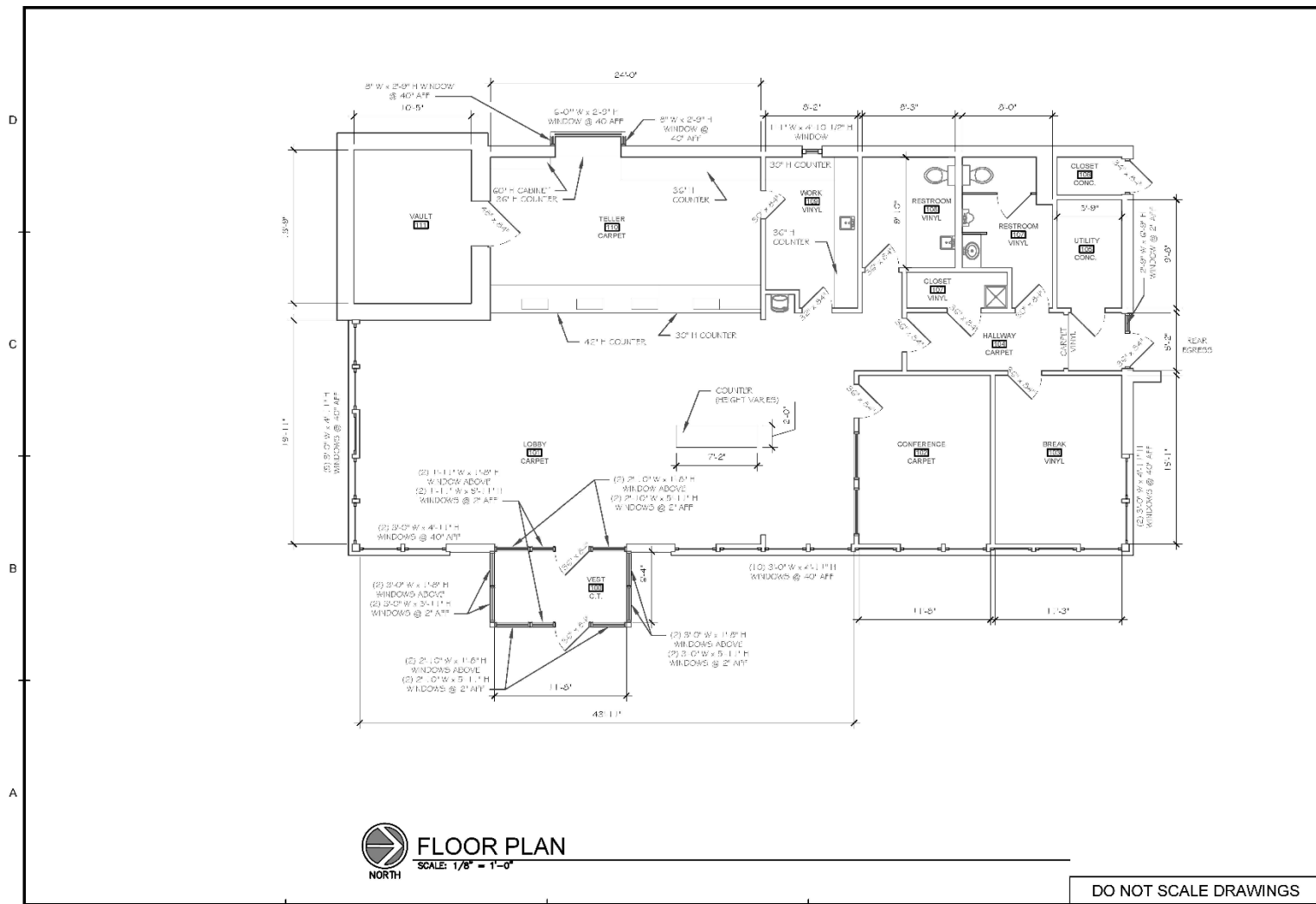
- Exceptional location with easy access to I-25, Hwy 20/26 & Wyoming Blvd.
- Highly visible monument signage
- Low maintenance natural stone & stucco exterior
- Large open floor plan with approx. 2,645 gross SF (2,410 interior SF)
- Glass entry doors with breezeway for inclement weather





- Three drive thru lanes with covered canopy
- Free standing ATM with steel door access
- High ceilings with a well-lit open floor space
- Forced air heating & A/C





**TRILEAF**  
architecture | engineering  
1818 DES PERES ROAD, STE 200  
SAINT LOUIS, MISSOURI 63103  
PHONE | 314-997-8111 FAX | 314-997-8266

**BANK OF WEST**  
BNP PARIBAS

SITE ADDRESS  
410 SE WYOMING  
BLVD.  
CASPER, WY  
82609

GROSS BUILDING  
AREA (SF)  
2,645 ±

INTERIOR SQUARE  
FOOTAGE  
2,410

CHECKED BY: [ ] DPT [ ] LE [ ]  
[ ] [ ] [ ] [ ]  
[ ] [ ] [ ] [ ]

ISS.	E.	DATE	REV.	DESCRIPTION
1		4/4/20	1	EDT

ISSUE RECORD  
△ IN-SHEET    ○ NO REVISION THIS SHEET

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

**A2.1**

677377





# BANK OF THE WEST BNP PARIBAS



**TRILEAF**  
 architecture | engineering  
 1515 DES PERES ROAD, STE 200  
 SAINT LOUIS, MISSOURI 63131  
 PHONE 636-997-0111 FAX 636-997-0088



**SITE ADDRESS**

410 SE WYOMING  
 BLVD.  
 CASPER, WY  
 82609

GROSS BUILDING  
 AREA (SF)  
 2,645 ±

INTERIOR SQUARE  
 FOOTAGE  
 2,410

CHECKED BY:	DRPT	LE
	24	LF
	APP	OF

DATE	BY	DESCRIPTION
11/24/2017	TR	TRIP
11/24/2017	TR	TRIP

ISSUE RECORD

SHEET TITLE

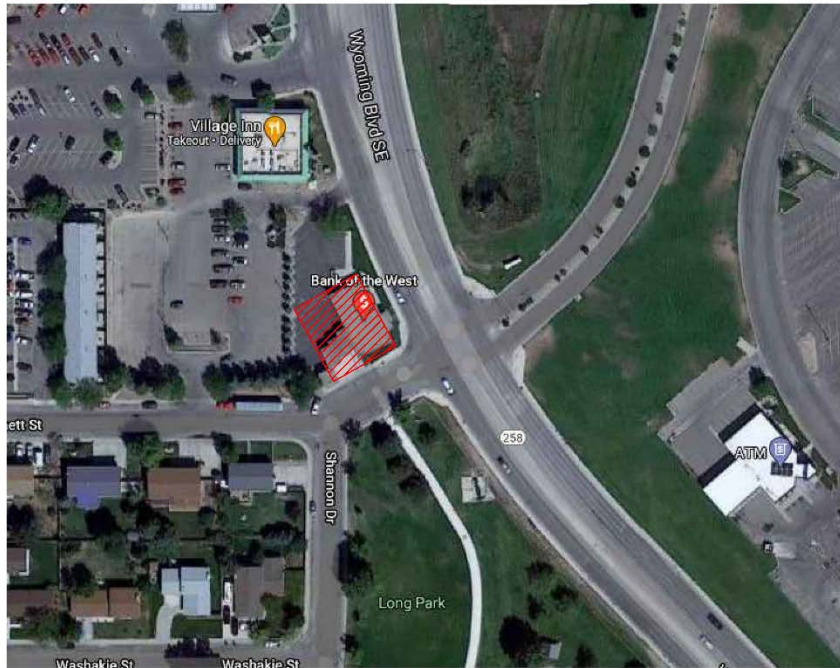
COVER SHEET

SHEET NUMBER

**A0.1**

DO NOT SCALE DRAWINGS

677377



\*\* ALL LOCATIONS OF ROOMS AND UTILITIES ARE APPROXIMATE \*\*



**AERIAL VIEW**  
 SCALE: N.T.S.

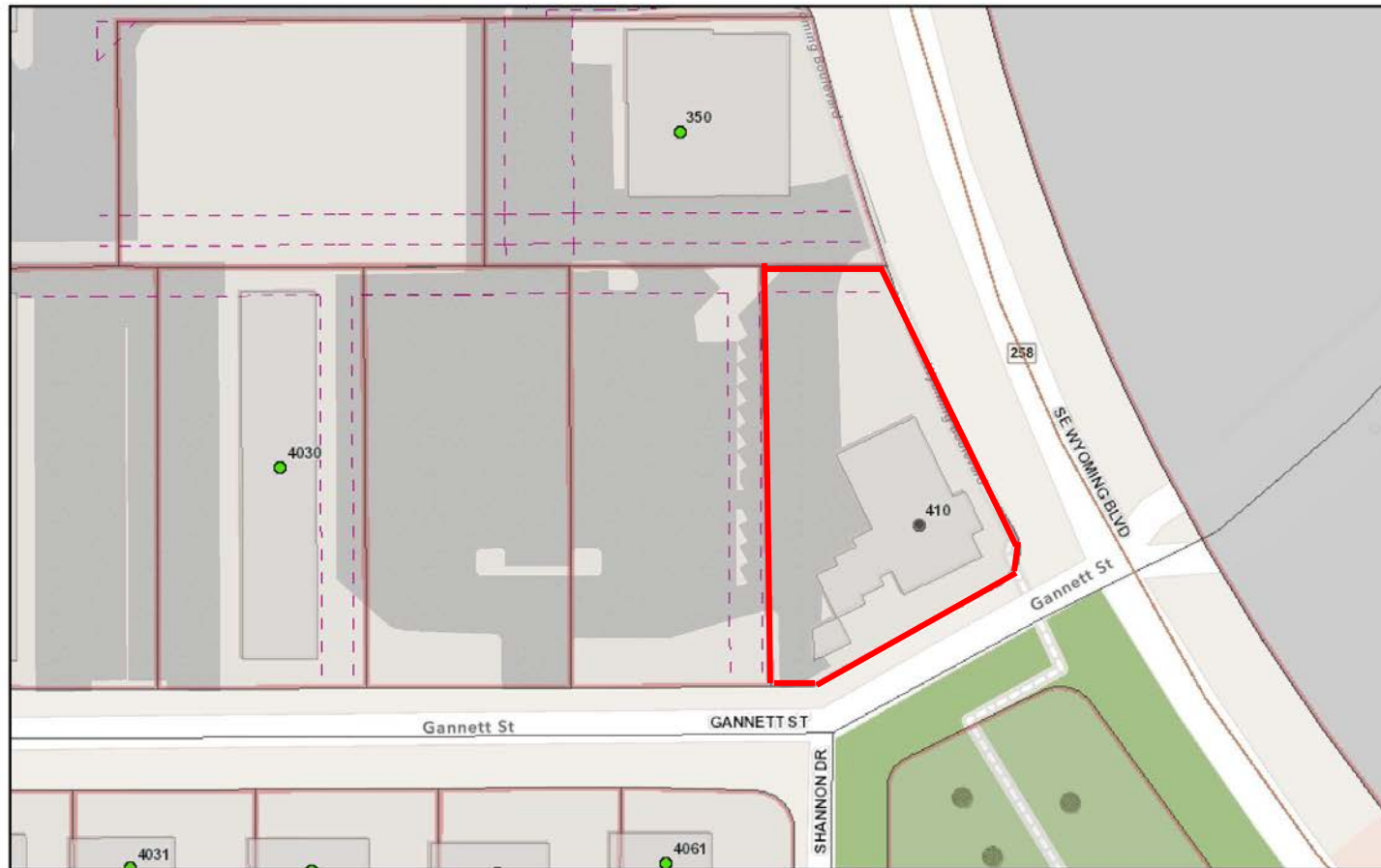
D  
C  
B  
A

5 4 3 2 1

- Gross building area approx. 2,645 SF
- Interior square footage approx. 2,410 SF



# ArcGIS Web Map



4/20/2021, 9:21:42 AM

- |                       |                   |                   |         |        |               |         |
|-----------------------|-------------------|-------------------|---------|--------|---------------|---------|
| Traffic Control Point | Lane Restrictions | Seasonal Closure  | Unknown | Alley  | Private       | Private |
| Detour Present        | Reduced Speed     | Turn Restrictions | Null    | Access | Local         |         |
| Flagger Present       | Road Closure      |                   | Unkown  | Access | Local Streets |         |

1:1,128  
 0 0.01 0.01 0.02 mi  
 0 0.01 0.02 0.04 km  
 Natrona County Assessor, NRGISC, Natrona Regional Geospatial Cooperative, Esri Community Maps Contributors, University of Wyoming.

Web AppBuilder for ArcGIS  
 Esri Community Maps Contributors, University of Wyoming, Natrona County, WY, NRGIC, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METANASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

- GIS Map-410 SE Wyoming Blvd





- High traffic corridor with 23,000+ AATC





- In the heart of Casper's East side high traffic corridor
- Surrounded by Retail, Restaurants, Hotels & Residential developments







# Casper

The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain with the North Platte River running through it.

With a population of approximately just over 60,000, Casper is the second largest metropolitan city in Wyoming. Casper provides an outstanding economic means where businesses and manufacturers can have a Central Western location, while benefitting from strategically planned Business Parks, Freight routes, the BNSF Railway & Trans-load facility and Wyoming’s only International Airport. Casper has been fortunate to provide a high quality of life for its residents while claiming some of the nation’s lowest tax rates. In addition to having relatively low property tax, the State of Wyoming has no corporate or state income tax.

Since the late 1800’s Casper’s Economy has been rooted in the energy industry, but in recent years has diversified beyond energy and expanded into Health care, education & training as well as promoting new business startup programs. Forbes Magazine rated Casper in their July, 2014 issue as one of the “Best small Places for Business and Careers.”

## Casper Facts:

- Located within Natrona County
- Population: approx. 60,000 people
- Unemployment Rate: 3.6% (2019)
- Median Household Income: \$65,134 (2019)
- Median Price of a Home : \$229,500 (2019)
- Sales Tax: 5%
- State Income Tax: 0%
- Corporate Tax 0%
- International Airport



The Casper area has great access to outdoor adventure, with everything from rafting, kayaking, cycling, golfing, camping, hiking, hunting, cross country and downhill skiing amenities, as well as world class fishing.

Casper also boasts its diverse Arts & Cultural attractions like; the National Historic Trails Interpretive Center, The Tate Geological Museum, and the Nicolaysen Art Museum.

Take in an off Broadway show or concert at the Casper Events Center or at the recently built outdoor venue-the “David Street Station” located in the historic Old Yellowstone District, in the heart of Downtown Casper.

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 & play.

\*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but offer no guarantee. 2018 Cornerstone Real Estate.

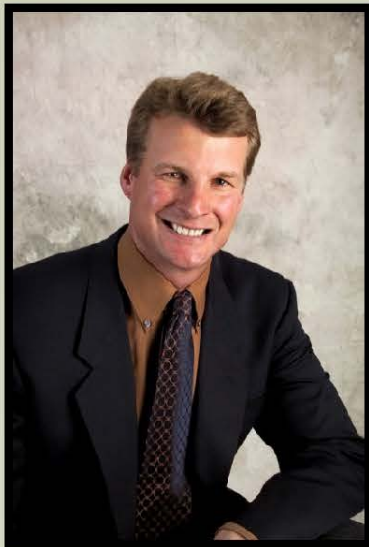




**Chuck Hawley** is the Principal and Managing Partner for Cornerstone Real Estate and has been a commercial real estate professional for over 30 years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor of Science Degree in Business Management from 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 the Vice President to the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed 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** is the Principal Broker 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 University of Wyoming. Following graduation, he relocated to Southern California and established *Turbo Cleaning Systems*, specializing in medical bio hazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy hospital, Radiology Medical Group and Surgical centers of 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 a specialist in the Industrial and Commercial Real Estate market.

The Cornerstone Real Estate Professionals

