



CORNERSTONE
REAL ESTATE

FOR SALE

777 OVERLAND TRAIL, CASPER, WY

www.cornerstone.com



 **COLDWELL BANKER**
THE LEGACY GROUP



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VERSATILE PROPERTY FOR SALE

Nestled within a serene park setting, 777 Overland Trail is a versatile property perfect for multi-tenant use or a dedicated owner-user. Featuring an impressive two-story atrium lobby, this office park offers a professional yet inviting atmosphere. Located just steps away from scenic walking paths along the river and strategically positioned near the intersection of Poplar Street and I-25, Overland Trails Office Park provides unparalleled visibility and convenient access to Casper's bustling downtown, nearby hotels, restaurants, and the Casper Events Center.

The property accommodates a wide range of occupancy needs, with spaces available from 1,000 to 11,000 square feet. Each space boasts efficient floor plans, high-end finishes, large conference rooms, and training/meeting rooms, all designed to enhance productivity in a pleasant environment. Ample parking is provided for both employees and clients, ensuring a seamless experience for all.

JOSH KALINOWSKI
OWNER

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CHUCK HAWLEY
Principal

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PROPERTY DETAILS

- Versatile property offering 12,540 Sq Ft in condo units
 - Unparalleled visibility and convenient access to Casper's bustling downtown, nearby hotels, restaurants, and the Casper Events Center.
 - Common area features a two story atrium lobby
 - Efficient floor plans, high-end finishes, large conference rooms, and training/meeting rooms
 - Ample parking
- | | |
|------------------------------|--------------------------------|
| • Building Type: Office | • Building Class: B |
| • Year Built: 1980 | • Typical Floor Size: 6,589 SF |
| • Building Height: 2 Stories | • Zoned: X |

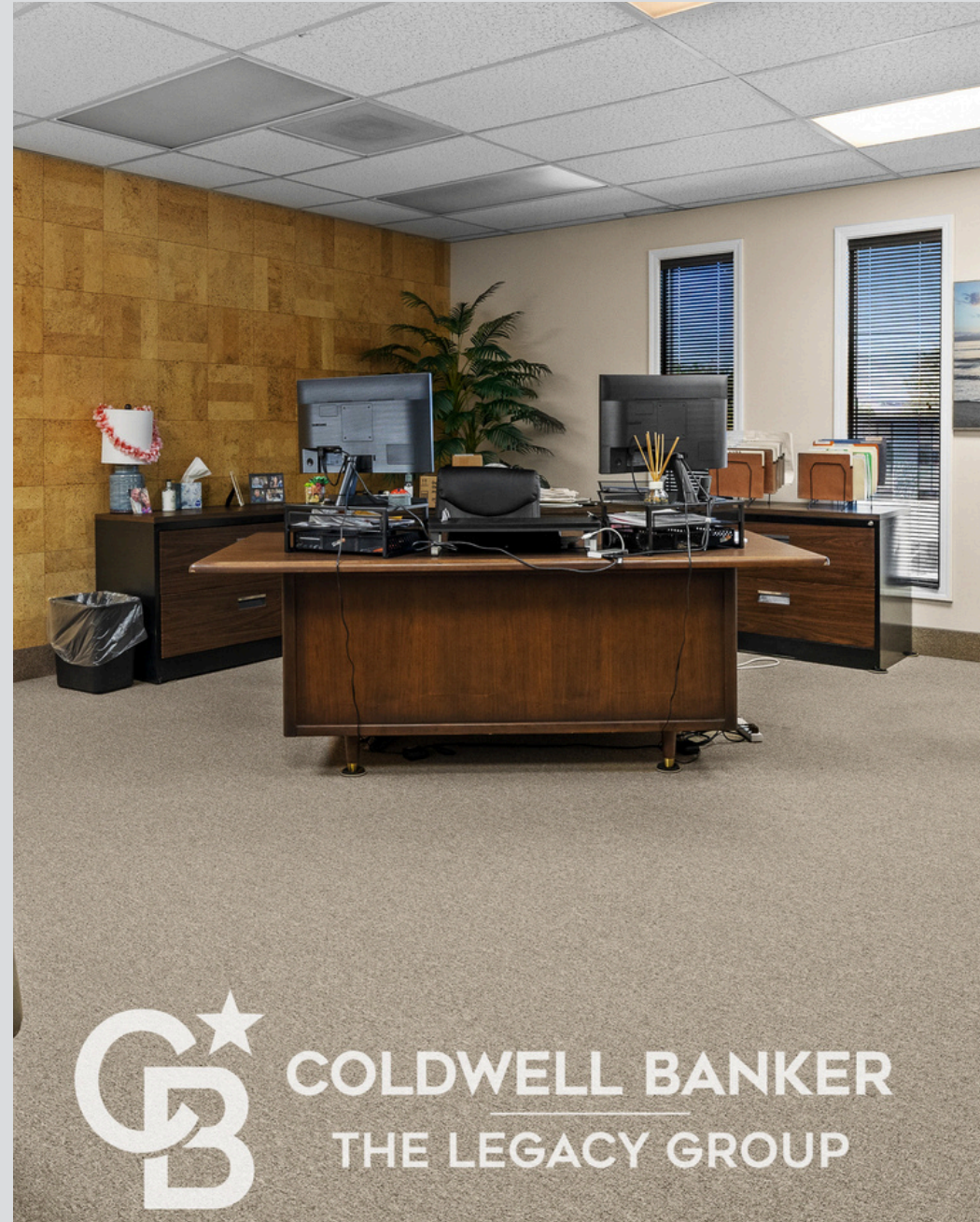




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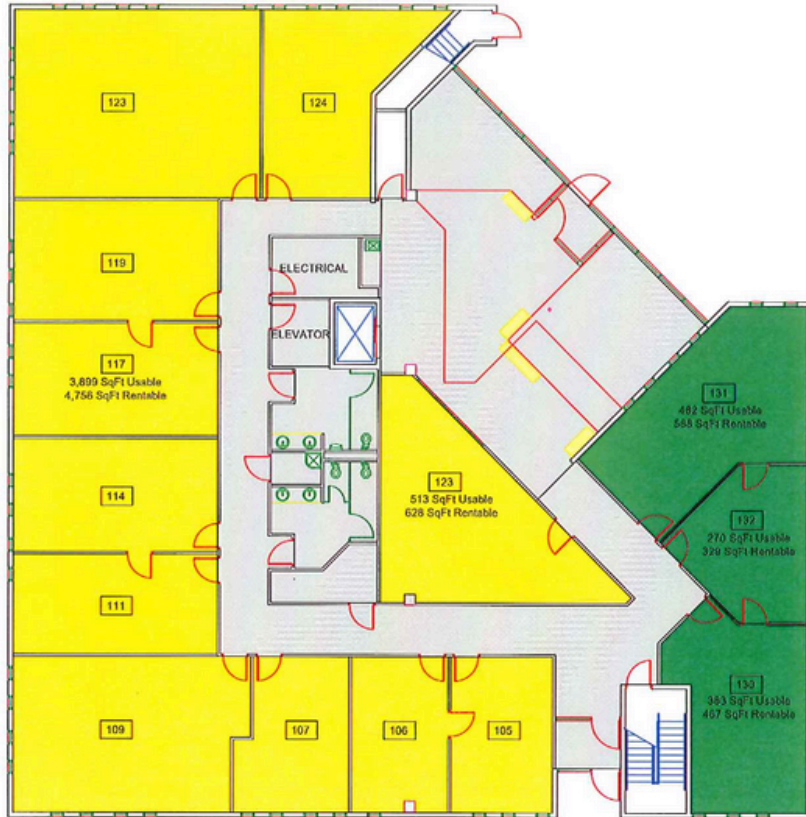
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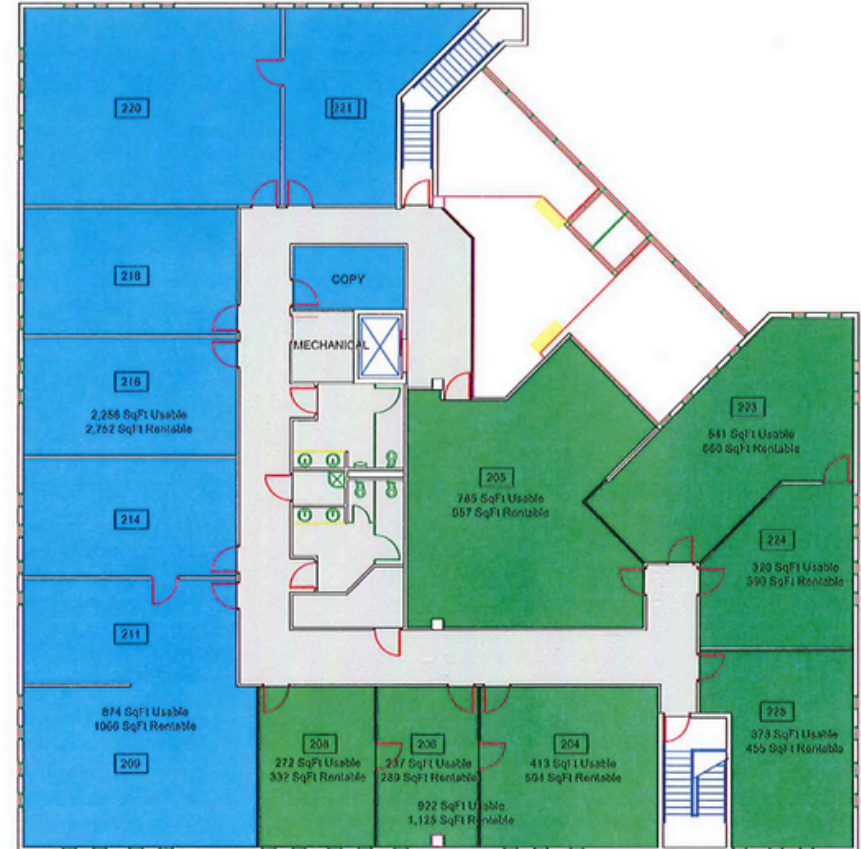
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1ST FLOOR LEASE PLAN

USABLE AREA: 6,518 sf
RENTABLE AREA: 9,209 sf
COMMON AREA: 2,691 sf
R/U RATIO: 1.4129
(Use 1.2197)

■ AVAILABLE
■ OCCUPIED
■ WYOMING ASSOC OF REALTORS
■ COMMON AREA



2ND FLOOR LEASE PLAN

USABLE AREA: 6,236 sf
RENTABLE AREA: 7,606 sf
COMMON AREA: 1,370 sf
R/U RATIO: 1.2197

■ AVAILABLE
■ OCCUPIED
■ WYOMING ASSOC OF REALTORS
■ COMMON AREA



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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.



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



CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's 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 Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the 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.

JOSH KALINOWSKI Owner

307-267-7004 • joshkalinowski@gmail.com

Josh Kalinowski, the broker of CBC Cornerstone, is a seasoned professional in the real estate industry. With an illustrious career trajectory, he also serves as the broker and owner of Coldwell Banker The Legacy Group. Josh's unwavering focus has always been on agent growth and success, driven by his genuine desire to help individuals excel in all aspects of their lives.

Over the past 12 years, Josh has immersed himself in various facets of the real estate industry, gaining invaluable experience in buying, selling, managing, brokering, and developing properties. His diverse portfolio extends not only to the clients he has served but also to personal investments in single-family and commercial properties within the local area. This hands-on involvement has provided him with a deep understanding of the intricacies of the market and allows him to offer comprehensive guidance to his clients and agents alike.

