



Rare Downtown Flex Space Office, Lab, Retail

649 N Front St, Rock Springs, WY 82901



Shital Sheth

Sheth Properties LLC

649 N Front St, Rock Springs, WY 82901

shital_sheth@hotmail.com

(307) 448-7519



Rare Downtown Flex Space Office, Lab, Retail

\$8.50 - \$18.00 /SF/YR

Rare Downtown Flex Space – Office, Lab, Retail & Loading Dock Capability | 1,155 SF to 9,910 SF Available

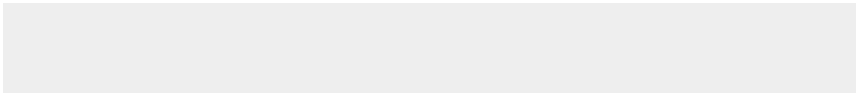
PROPERTY OVERVIEW Mixed-use flex commercial property located in downtown Rock Springs, Wyoming. This building uniquely combines professional office frontage, storefront visibility, and true operational workspace including lab-ready areas, loading dock capability, equipment utility, and staging space. Well-suited for project-based users including engineering teams, contractors, and equipment staging operations supporting regional industrial activity. The property allows businesses to run professional administration, client-facing functions, and industrial workflows in one location - an uncommon and cost-effective configuration in smaller regional markets. Total Size: 9,910 SF Lease Structure: Gross (tenant pays utilities)

LOCATION ADVANTAGES • Located in downtown Rock Springs within the historic district • Strong business visibility and signage potential • Close proximity to restaurants, industrial service sector, and government offices • Quick access to Interstate 80 and US-191 • Near Southwest Wyoming Regional Airport (RKS) • Central hub for companies serving Southwest Wyoming, Utah, and Western Colorado This location works especially well for businesses that need both professional client access and regional operational reach.

WHAT MAKES THIS PROPERTY UNIQUE • 9,910 SF total across upper and lower levels • Dual-level configuration supports separation of office and operational functions • Storefront access for walk-in customers • Professional office buildout with reception capability • Lab-ready infrastructure for light technical, testing, and bench-scale workflows; heavy-load use subject to tenant verification • Loading dock for freight, materials and supply, and equipment handling • Drive-up garage access for operational workflows (supports equipment and inventory loading/unloading) • Rear parking for trucks, equipment, and technicians • Storage garage suitable for equipment and light mechanical...

- Newly remodeled mixed-use building in the Downtown Historic District of Rock Springs
- Two-level layout with dual street access from North Front and Noble Streets
- Advanced connectivity infrastructure with internet and phone lines every 15 feet
- Comprehensive fire safety systems including alarms, extinguishers, and sprinklers on lower level
- Lower level features loading dock with garage bay and ADA-accessible features including chair lift

Rental Rate:	\$8.50 - \$18.00 /SF/YR
Total Space Available:	12,002 SF
Max. Contiguous:	3,667.00 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	12,002 SF
Year Built:	1964
Rental Rate Mo:	\$1.29 /SF/MO



1st Floor Ste Unit A

Space Available	2,267 SF
Rental Rate	\$15.50 /SF/YR
Contiguous Area	3,667 SF
Date Available	Now
Service Type	
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Best Fit: Engineering firms, technical services, environmental consulting

Features:

- Professional office layout with conference capability
- Internal connection between office and operational space
- Lab-ready space, concrete floor, drive-up garage access
- Utility sink, drain, and open staging space

Benefit: Run office operations and technical work in one integrated environment.

Term length is negotiable, please contact to discuss.

1st Floor Ste Unit B

Space Available	1,400 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	3,667 SF
Date Available	Now
Service Type	
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 3 Years

Best Fit: Retail, service businesses, small showrooms

Features:

- Large front-facing windows
- High visibility Downtown location
- Walk-in customer access
- Storefront and exterior signage options

Benefit: Effective footprint maximized value with customer-facing accessibility.

1st Floor Ste Unit C

Space Available	2,335 SF
Rental Rate	\$16.50 /SF/YR
Date Available	Now
Service Type	
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 3 Years

2nd Floor Ste Unit A

Space Available	2,347 SF
Rental Rate	\$15.50 /SF/YR
Date Available	Now
Service Type	
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

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Features:

- Professional office layout with conference capability
- Internal connection between office and operational space
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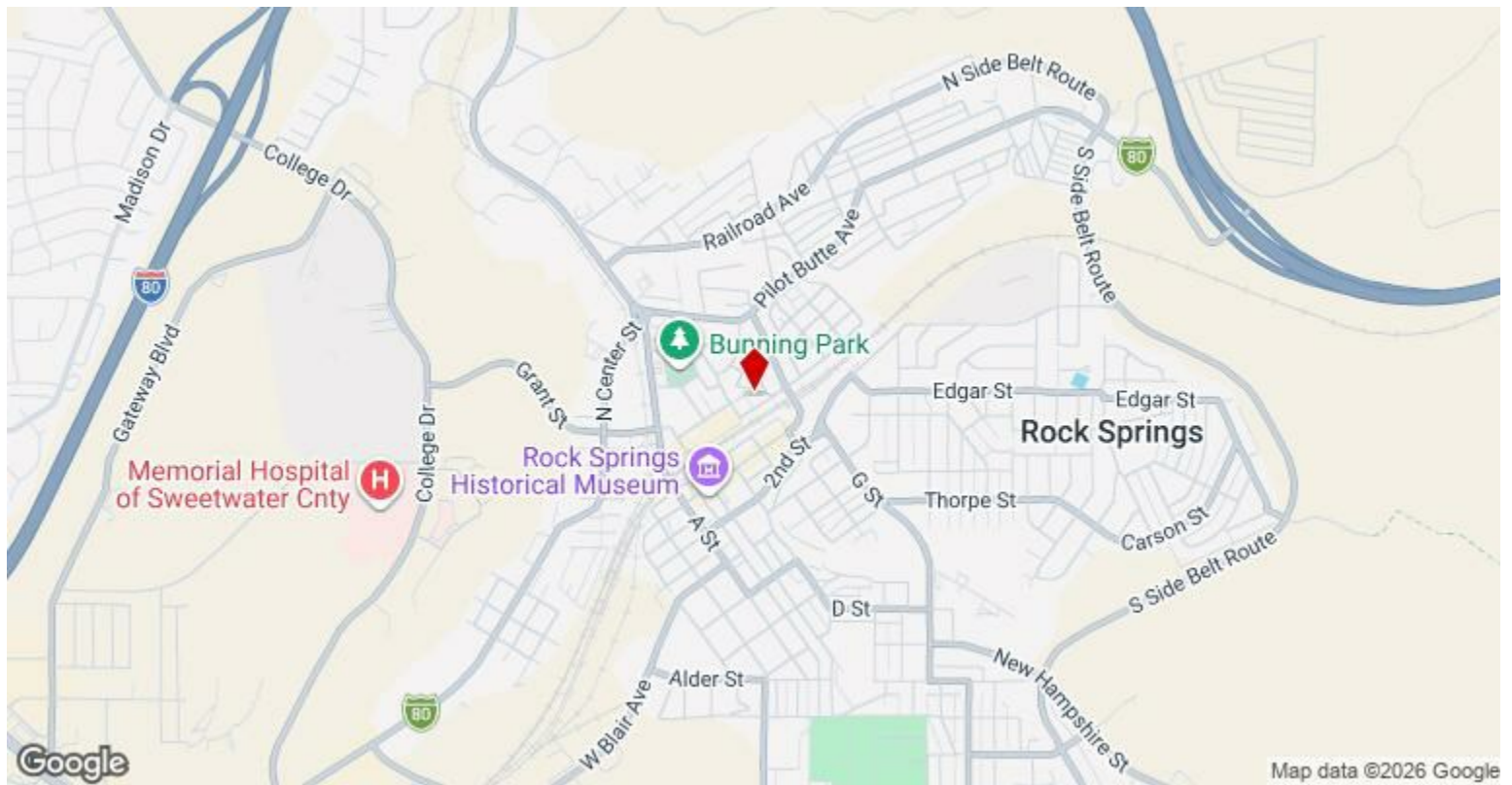
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2nd Floor Ste Unit D

Space Available	3,653 SF
Rental Rate	\$8.50 /SF/YR
Date Available	Now
Service Type	
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 3 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dinesh Sheth	-	
Nowcap	-	
Sheth Dinesh P	-	



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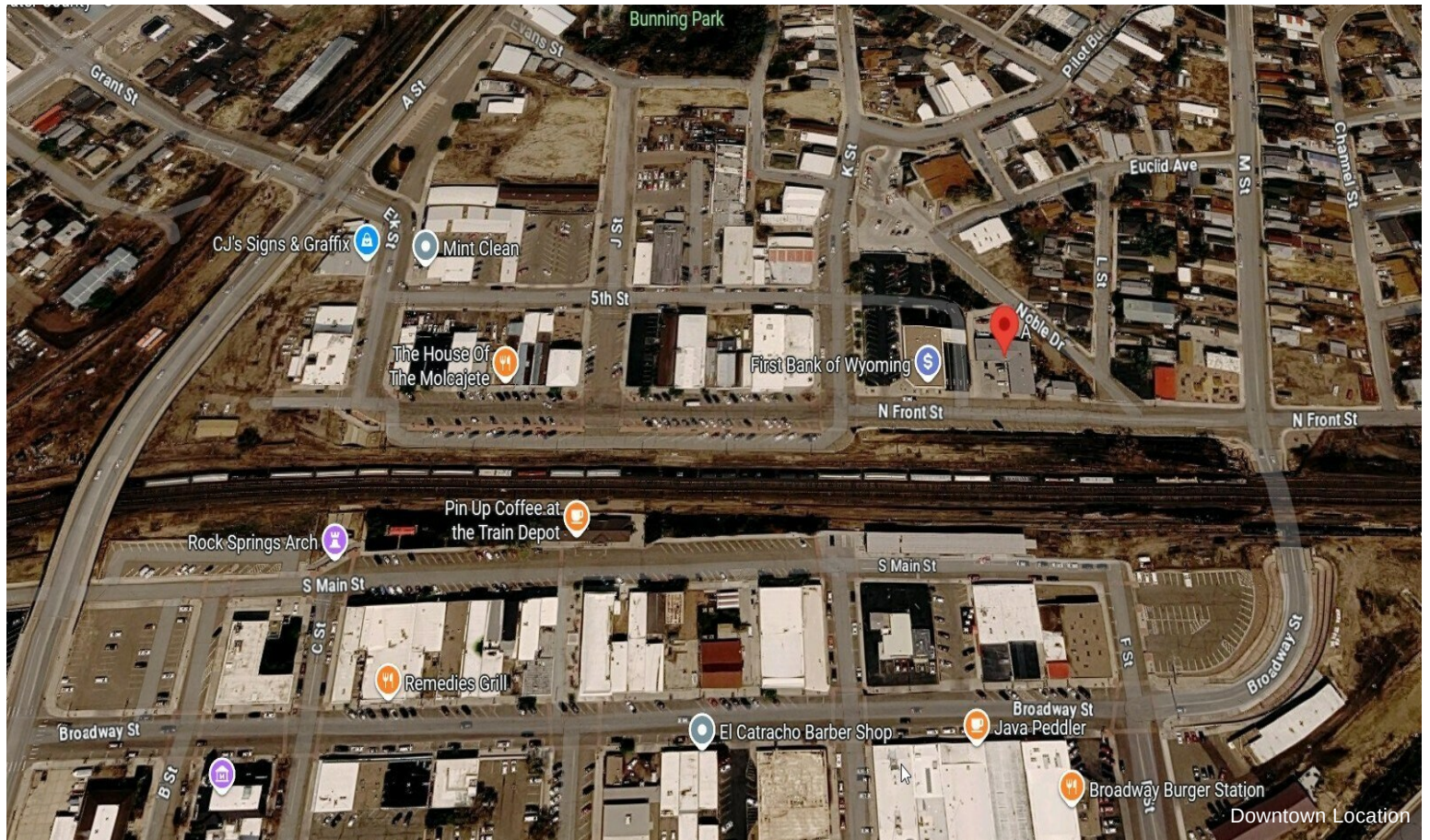
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Property Photos



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Unit C: Office Space



Unit A: Conference Room

Property Photos



Unit A: Lab 3



Unit A: Lab 2

Property Photos



Unit A: Lab 1



Unit D: Loading Dock