



CORNERSTONE

REAL ESTATE

FOR SALE

123 S DURBIN ST
www.cornerstone.com



123 S DURBIN ST
10 OFFICES | ±9010 SF | DOWNTOWN CASPER

123 S DURBIN ST IS A HIGHLY VISIBLE OFFICE BUILDING LOCATED AT THE HEART OF DOWNTOWN CASPER. CONSTRUCTED IN 1960, THE PROPERTY OFFERS APPROXIMATELY 9,010 SQUARE FEET ACROSS 10 OFFICES, MULTIPLE KITCHENS, AND CONFERENCE ROOMS ON 12,600 SF LOT. THE PROPERTY OFFERS FLEXIBILITY OF USAGE WHILE OFFERING HEAVY FOOT TRAFFIC AND AMPLE PARKING, A RARE FIND IN DOWNTOWN CASPER

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PROPERTY DETAILS

- 10 OFFICES
- ±9010 SF GROSS BUILDING AREA
- 5 ADA BATHROOMS WITH 2 SHOWERS
- SPRINKLERS IN THE BASEMENT
- 15 PRIVATE PARKING SPACES
- ADDITIONAL PARKING ALONG DURBIN
- LARGE CONFERENCE ROOMS ON BOTH FLOORS
- KITCHENS WITH INSTALLED OVENS ON BOTH FLOORS
- 4,500 SF OPEN AREA IN LOWER LEVEL
- ELEVATOR ACCESS TO LOWER LEVEL





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COMMUNITY FEATURES

COMMUNITY HIGHLIGHTS

- SECURE BUILDING ACCESS
- PRIME DOWNTOWN CASPER LOCATION
- SURROUNDED BY ESTABLISHED PROFESSIONAL BUSINESSES
- WALKABLE TO RESTAURANTS, RETAIL, AND GOVERNMENT OFFICES
- STEPS FROM DAVID STREET STATION AND CITY EVENTS
- 15 DEDICATED ON-SITE PARKING SPACES — RARE FOR DOWNTOWN



OFFICE HIGHLIGHTS

- DIVERSE FLOOR PLAN THAT CAN EASILY BE DEMISED FOR END USE
- DESIGNED FOR ADA ACCESSIBILITY
- 3 EXITS MEANS EASY TO SEPARATE
- FUNCTIONAL KITCHEN LAYOUTS
- LARGE WINDOWS FOR NATURAL LIGHT



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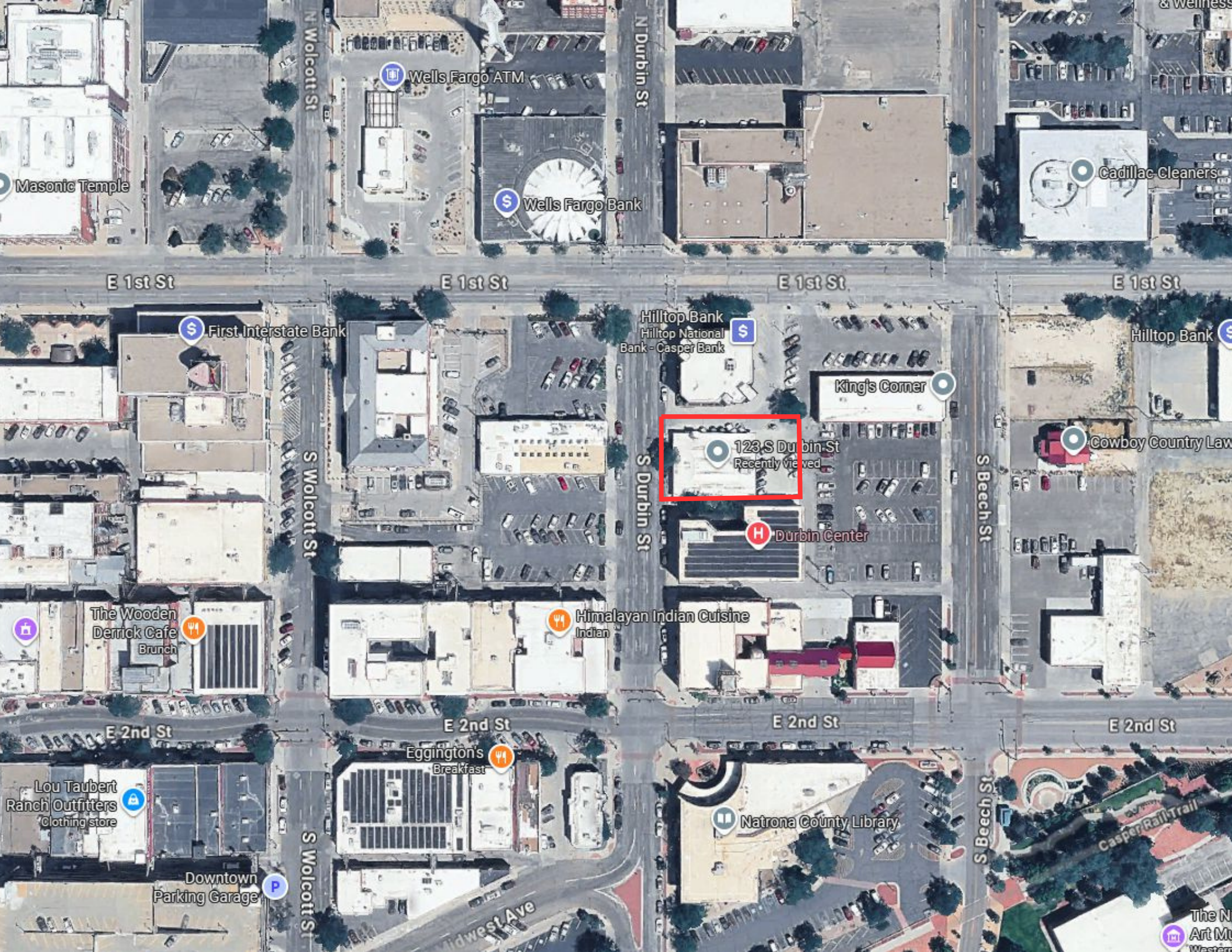
INVESTMENT POSITIONING

123 S. DURBIN ST. IS A WELL-POSITIONED OFFICE BUILDING IN THE HEART OF DOWNTOWN CASPER, OFFERING 9010 SQUARE FEET ACROSS 10 PRIVATE OFFICES WITH STRONG VISIBILITY AND WALKABLE ACCESS TO THE CITY'S COMMERCIAL AND CIVIC CORE. CONSTRUCTED IN 1960 AND THOUGHTFULLY MAINTAINED, THE PROPERTY PROVIDES A RARE COMBINATION OF FLEXIBLE OFFICE LAYOUTS, CONFERENCE ROOM CAPACITY, AND PRIVATE PARKING IN AN URBAN SETTING. WITH MULTIPLE KITCHENS, ADA-COMPLIANT BATHROOMS, AND AN ELEVATOR-SERVED LOWER LEVEL WITH 4,500 SQUARE FEET OF OPEN AREA, THE BUILDING IS WELL-SUITED FOR A RANGE OF PROFESSIONAL, INSTITUTIONAL, OR OWNER-USER APPLICATIONS. DOWNTOWN CASPER'S STABLE EMPLOYMENT BASE AND LIMITED COMPARABLE OFFICE INVENTORY MAKE THIS AN ATTRACTIVE ACQUISITION FOR BUYERS SEEKING OPERATIONAL FLEXIBILITY OR A LONG-TERM INVESTMENT IN A SUPPLY-CONSTRAINED MARKET.

INVESTMENT HIGHLIGHTS

- ±9010 SF OFFICE BUILDING IN DOWNTOWN CASPER
- 10 PRIVATE OFFICES WITH CONFERENCE ROOMS ON BOTH FLOORS
- ELEVATOR-SERVED BUILDING WITH LOWER LEVEL ACCESS
- 15 DEDICATED PARKING SPACES PLUS STREET PARKING
- ADA-COMPLIANT BATHROOMS WITH SHOWER FACILITIES
- KITCHENS WITH INSTALLED OVENS ON BOTH FLOORS
- 4,500 SF OPEN LOWER LEVEL AREA
- SPRINKLER SYSTEM IN LOWER LEVEL
- HIGH-VISIBILITY LOCATION IN WALKABLE DOWNTOWN CORE
- POSITIONED IN TAX-ADVANTAGED WYOMING MARKET





Wells Fargo ATM

Wells Fargo Bank

Cadillac Cleaners

E 1st St

E 1st St

E 1st St

E 1st St

First Interstate Bank

Hilltop Bank
Hilltop National
Bank - Casper Bank

Hilltop Bank

King's Corner

123 S Durbin St
Recently Viewed

Cowboy Country Law

Durbin Center

The Wooden
Derrick Cafe
Brunch

Himalayan Indian Cuisine
Indian

E 2nd St

E 2nd St

E 2nd St

E 2nd St

Lou Taubert
Ranch Outfitters
Clothing store

Eggington's
Breakfast

Natrona County Library

Downtown
Parking Garage

Casper Rail Trail

The N
Art Mu
Waste



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REAL ESTATE

CASPER, WY

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.



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REAL ESTATE

CASPER, WY



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



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ABOUT US

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FORREST LEFF Principal

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Forrest Leff is the Principal 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 the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in 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 oversaw 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 specialist in the Industrial and Commercial Real Estate market.

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.

