

FOR LEASE

195 PRONGHORN STREET

CASPER, WYOMING

OFFICE • FLEX • INDUSTRIAL

13,300 SF

MULTI-TENANT COMMERCIAL PROPERTY

FLEXIBLE SPACE.
CENTRAL LOCATION.
IMMEDIATE OCCUPANCY.

FOUR SPACES. ONE PROPERTY.



SUITE A

5,060 SF

HEADQUARTERS
OPPORTUNITY



SUITE B

2,500 SF

PROFESSIONAL
OFFICE



SUITE C

2,000 SF

WAREHOUSE / FLEX
GRADE-LEVEL DOOR



SUITE D

3,200 SF

OPEN CONCEPT
FLEX SPACE



CENTRAL LOCATION
Minutes to Downtown
Casper & I-25



AMPLE PARKING
10+ On-Site
Parking Spaces



FLEXIBLE SPACE
Office, Flex,
Warehouse Options



PROFESSIONAL OWNERSHIP
Responsive Local
Ownership



IMMEDIATE OCCUPANCY
Move In
Without Delay

JOHN TROST
PRINCIPAL BROKER

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BrokerOneRealEstate.com

BROKER ONE
— REAL ESTATE —

195 PRONGHORN STREET, CASPER, WY 82601



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195 PRONGHORN STREET
Casper, Wyoming



FOUR SPACES. ONE PROPERTY.

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Flexible Space.
Central Location.
Immediate Occupancy.

AVAILABLE SPACES

04

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AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
A	5,060 SF	Negotiable	\$9.75/sf/yr	Mixed Use	Class B	Available Now
B	2,500 SF	Negotiable	\$9.75/sf/yr	Mixed Use	Class B	Available Now
C	2,000 SF	Negotiable	\$9.75/sf/yr	Mixed Use	Class B	Available Now
D	3,200 SF	Negotiable	\$9.75/sf/yr	Mixed Use	Class B	Available Now

PROPERTY HIGHLIGHTS



13,300 SF
Total Building



Four
Available Suites



Immediate
Occupancy



PUD
Zoning



10+
Parking Spaces



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SUITE "A"

195 PRONGHORN STREET | CASPER, WY 82601

03



SUITE A

5,060 SF | \$9.75 PSF | Available Immediately

Suite A offers a spacious office environment with a functional layout designed for a variety of professional users. Featuring multiple private offices, open work areas, and conference space, the suite provides flexibility for businesses seeking a move-in ready office in a central Casper location.



HIGHLIGHTS

- ±5,060 SF
- Reception area
- Multiple private offices
- Conference room
- Open work area



IDEAL USES

- Corporate Office
- Medical Office
- Engineering Firm
- Financial Services
- Government Agency
- Professional Services



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PICTURES SUITE "A"

05

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PICTURES SUITE "A"

05

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SUITE "B"

195 PRONGHORN STREET | CASPER, WY 82601

07



SUITE B

2,500 SF | \$9.75 PSF | Available Immediately

Suite B offers a flexible office layout with a private entrance, providing an efficient workspace for a range of professional and service-oriented businesses.



HIGHLIGHTS:

- ±2,500 SF
- Private entrance
- Flexible office layout



IDEAL USES:

- Professional Office
- Contractor Office
- Service Business
- Administrative Office



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PICTURES SUITE "B"

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SUITE "C" - SHOP

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SUITE C

2,000 SF | \$9.75 PSF | Available Immediately

Suite C offers functional shop space designed for contractors, service businesses, light industrial users, and businesses requiring flexible workspace. Its efficient layout provides an excellent solution for companies seeking practical commercial space in a convenient Casper location.



HIGHLIGHTS

- ±2,000 SF
- Shop space
- Flexible layout
- Convenient access



IDEAL USES

- Contractor Shop
- Light Industrial
- Service Business
- Fabrication
- Storage & Distribution
- Equipment Repair



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PICTURES SUITE "C"

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IDEAL USES

- Contractor Shop
- Light Industrial
- Service Business
- Fabrication
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SUITE "D"

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SUITE D

3,200 SF | \$9.75 PSF | Available Immediately

Suite D features an expansive open floor plan complemented by two private offices, offering exceptional flexibility for a wide range of commercial users. Equipped with a fire suppression system, the suite is well suited for businesses requiring open workspace, training areas, assembly space, or specialized commercial operations.



HIGHLIGHTS:

- ±3,200 SF
- Large open floor plan
- Two private offices
- Fire suppression system
- Private entrance



IDEAL USES:

- Training & Education
- Fitness or Wellness
- Assembly & Production
- Contractor Headquarters
- Service Business
- Light Industrial
- Specialty Commercial Users



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SUITE D

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PROPERTY SUMMARY

195 PRONGHORN STREET | CASPER, WY 82601

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BUILDING SF: 13,300

LOT SIZE: 1.0 Acres

YEAR BUILT: 1972

ZONING: Planned Unit
Development (PUD)

PROPERTY OVERVIEW

- Four available suites ranging from approximately 2,000 SF to 5,060 SF
- Office, showroom, warehouse, and flex configurations
- Grade-level overhead door in Suite C
- Fire suppression system in Suite D
- Professional office finishes in select suites
- Approximately 1.0-acre site
- Ample paved parking
- Immediate occupancy available

LOCATION OVERVIEW

195 Pronghorn Street is strategically located just east of Downtown Casper with convenient access to Interstate 25, U.S. Highway 20/26, and the city's primary commercial and industrial corridors. Its central location provides excellent access for employees, customers, and deliveries while serving the greater Casper market.



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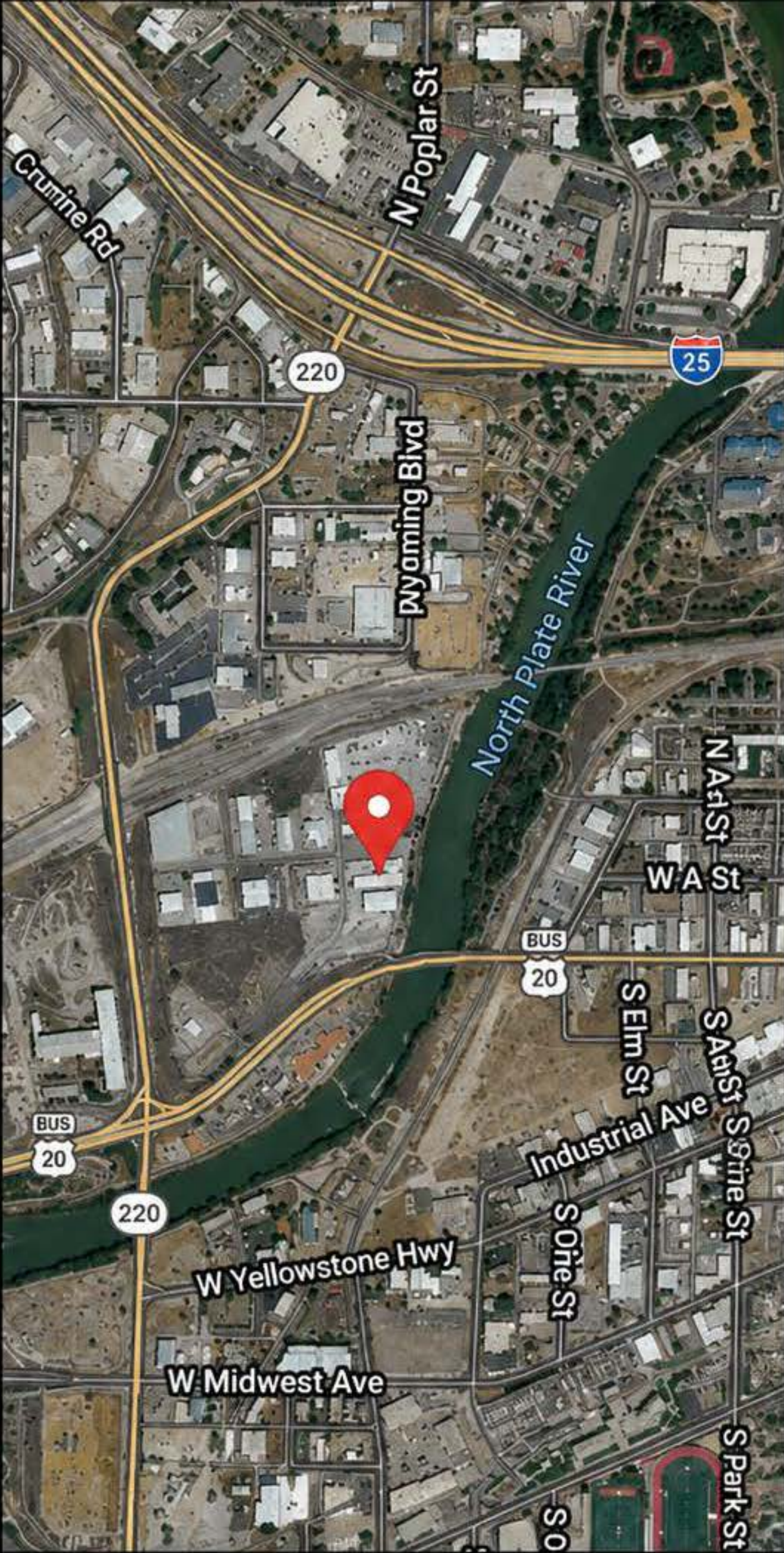
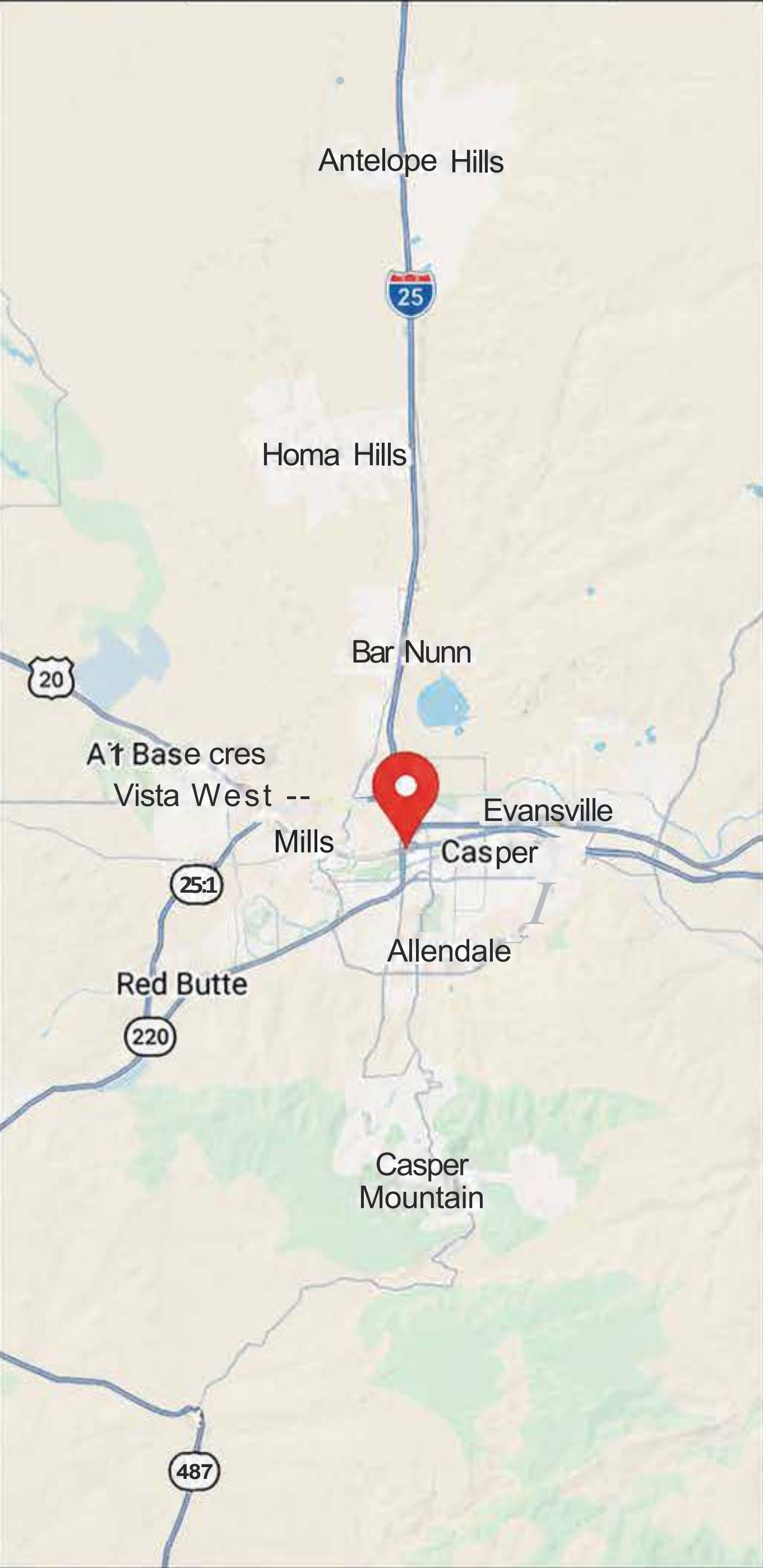
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LOCATION MAPS

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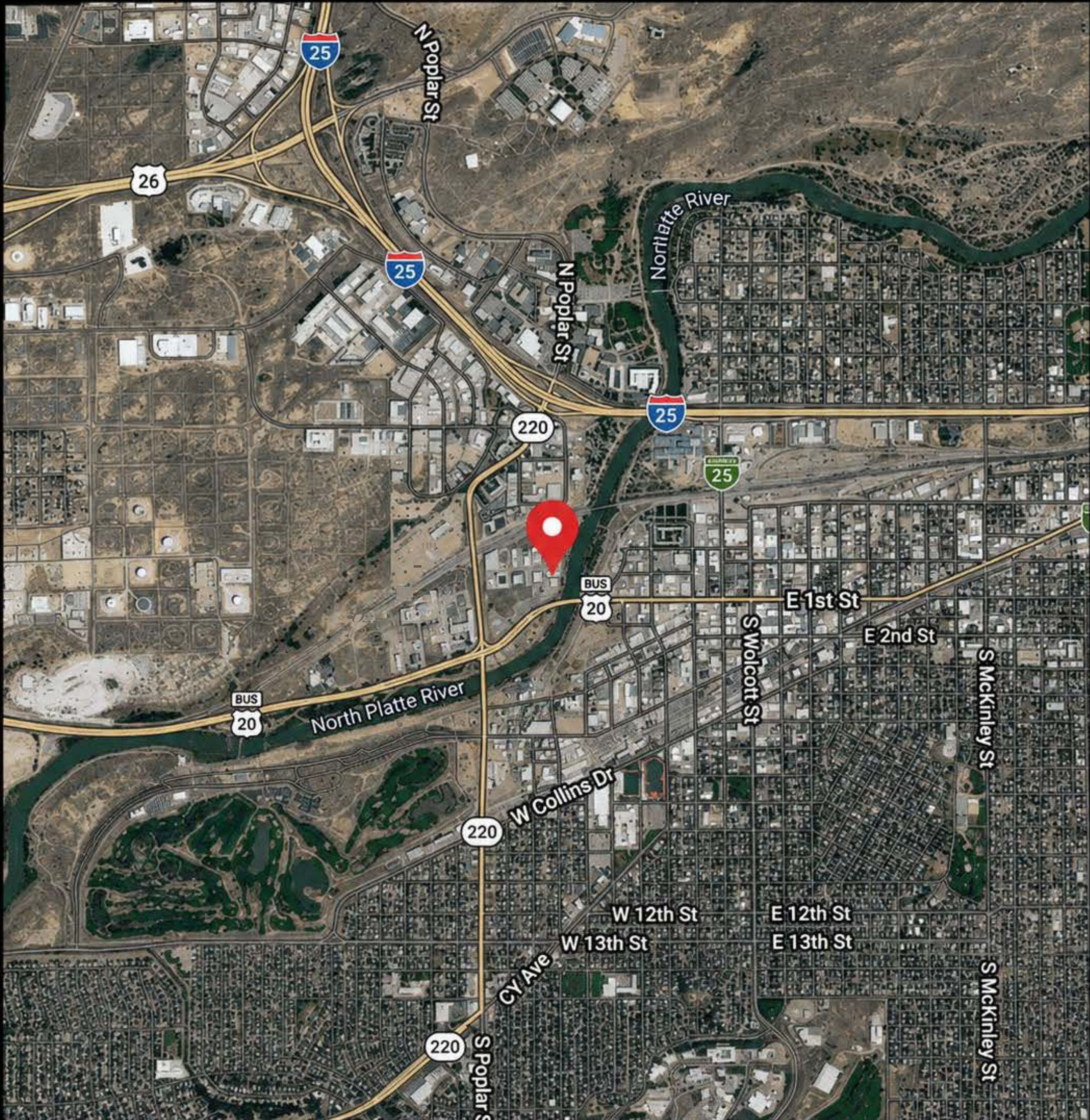
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BUSINESS MAP

195 PRONGHORN STREET | CASPER, WY 82601

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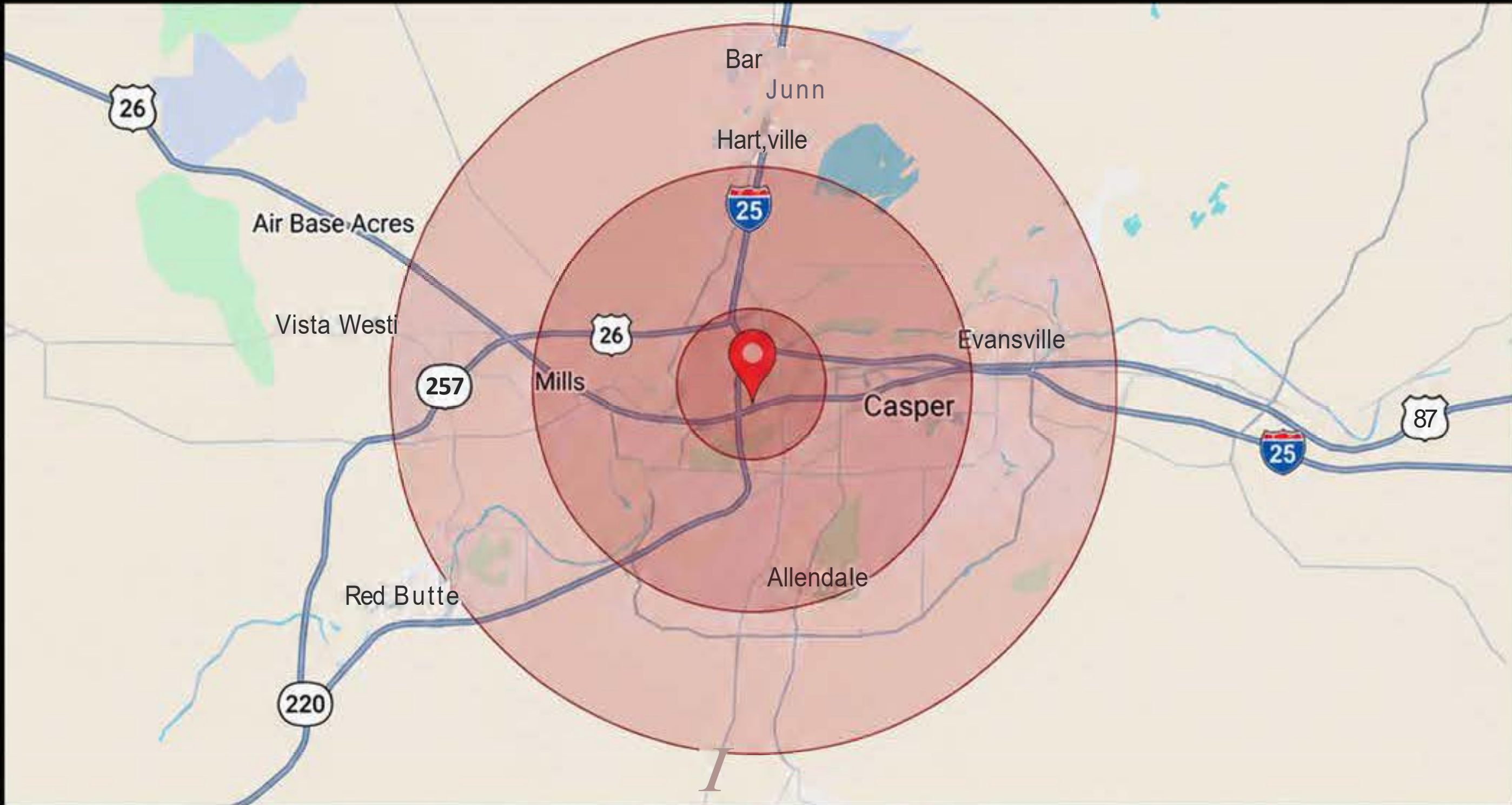
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DEMOGRAPHICS

195 PRONGHORN STREET | CASPER, WY 82601

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,951	21,531	34,210
Female	2,766	20,476	32,817
Total Population	5,717	42,007	67,027

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,652	33,261	56,678
Black	91	580	824
Am In/AK Nat	46	252	302
Hawaiian	2	17	34
Hispanic	723	4,398	6,723
Asian	46	382	657
Multiracial	153	1,088	1,716
Other	4	34	40

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,315	21,052	31,999
Occupied	2,962	19,151	29,293
Owner Occupied	1,112	11,586	19,121
Renter Occupied	1,850	7,565	10,172
Vacant	353	1,901	2,706

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	877	7,495	12,451
Ages 15 - 24	731	5,695	8,518
Ages 25 - 54	2,922	16,441	26,270
Ages 55 - 64	686	4,717	7,548
Ages 65+	1,101	7,760	12,249

Income	1 Mile	3 Miles	5 Miles
Median	\$45,531	\$64,799	\$72,294
Under \$15k	408	1,370	1,980
\$15k - \$25k	338	1,570	2,070
\$25k - \$35k	456	2,043	2,556
\$35k - \$50k	443	2,339	3,189
\$50k - \$75k	563	4,107	5,598
\$75k - \$100k	112	2,203	3,577
\$100k - \$150k	406	2,122	5,446
\$150k - \$200k	155	1,181	2,459
Over \$200k	83	1,223	2,601



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PROFESSIONAL BIO

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📍 1703, Wyoming

John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally developed their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theatre, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of retail/industrial properties, including a 132,000 SF Conduent Corporation customer service center in Cheyenne, a 70,000 SF hospital anchor, and a 6,600 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.



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DISCLAIMER

195 PRONGHORN STREET

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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