

1803 CAPITOL DRIVE

CHEYENNE, WY 82001



LISTING AGENTS

Rob Graham
(307) 214-6688
HRGraham@propertyex.com

Bailey Wheeler
(307) 631-0202
BaileyWheeler307@gmail.com



ABOUT THE PROPERTY

Positioned in the heart of Downtown Cheyenne, The Teton Building presents a rare opportunity to acquire a historic yet modernized mixed-use office asset with dedicated on-site parking — a true rarity within the downtown market. Located at 1803 Capitol Avenue, this iconic property contains approximately $\pm 36,778$ square feet across multiple levels and is offered at \$2,100,000.

Originally constructed in 1928, The Teton Building has served as home to a variety of prominent Wyoming businesses throughout its history, including furniture operations, insurance companies, banking institutions, law firms, oil leasing groups, and professional office users. The property underwent a notable exterior transformation during the 1960s “space race” era before being extensively renovated in the early 2000s, blending historic character with updated functionality.

The building consists of approximately $\pm 11,616$ SF on the first floor, $\pm 10,768$ SF on the second floor, $\pm 2,788$ SF on the third floor, and an additional $\pm 3,000$ SF basement area. The property is serviced by a passenger elevator and features an exceptional parking component including approximately 18 basement parking spaces and an additional 30 exterior spaces — providing unmatched convenience for tenants, clients, and visitors in Downtown Cheyenne.



1803 CAPITOL AVENUE | CHEYENNE, WY

Historic mixed-use office property with dedicated on-site parking available.

The Teton Building is currently highly occupied, providing immediate in-place income while still offering upside potential for an owner/user seeking to occupy a portion of the building or an investor looking for a stabilized downtown asset with leasing flexibility. The combination of strong occupancy, dedicated on-site parking, historic significance, and continued capital improvements creates a compelling investment opportunity in the heart of Wyoming’s capital city.

Current ownership has completed significant capital improvements throughout the property, including upgraded hot water heater systems, replacement of stone columns within the parking garage, interior trim improvements, LED lighting upgrades, carpet replacement, roof improvements, skylight upgrades, and continued modernization efforts throughout the building.

Recognized for its architectural and preservation significance, The Teton Building received the Cheyenne Chamber of Commerce Community Pride Council’s Business Beautification Award as well as the Cheyenne Historic Preservation Board’s Dubois Award for “Exceptionally Significant Historic Preservation Efforts.”

With its combination of historic significance, strong downtown presence, dedicated parking, and continued investment into the asset, The Teton Building represents a unique opportunity for investors or owner-users seeking a landmark property in the core of Wyoming’s capital city.

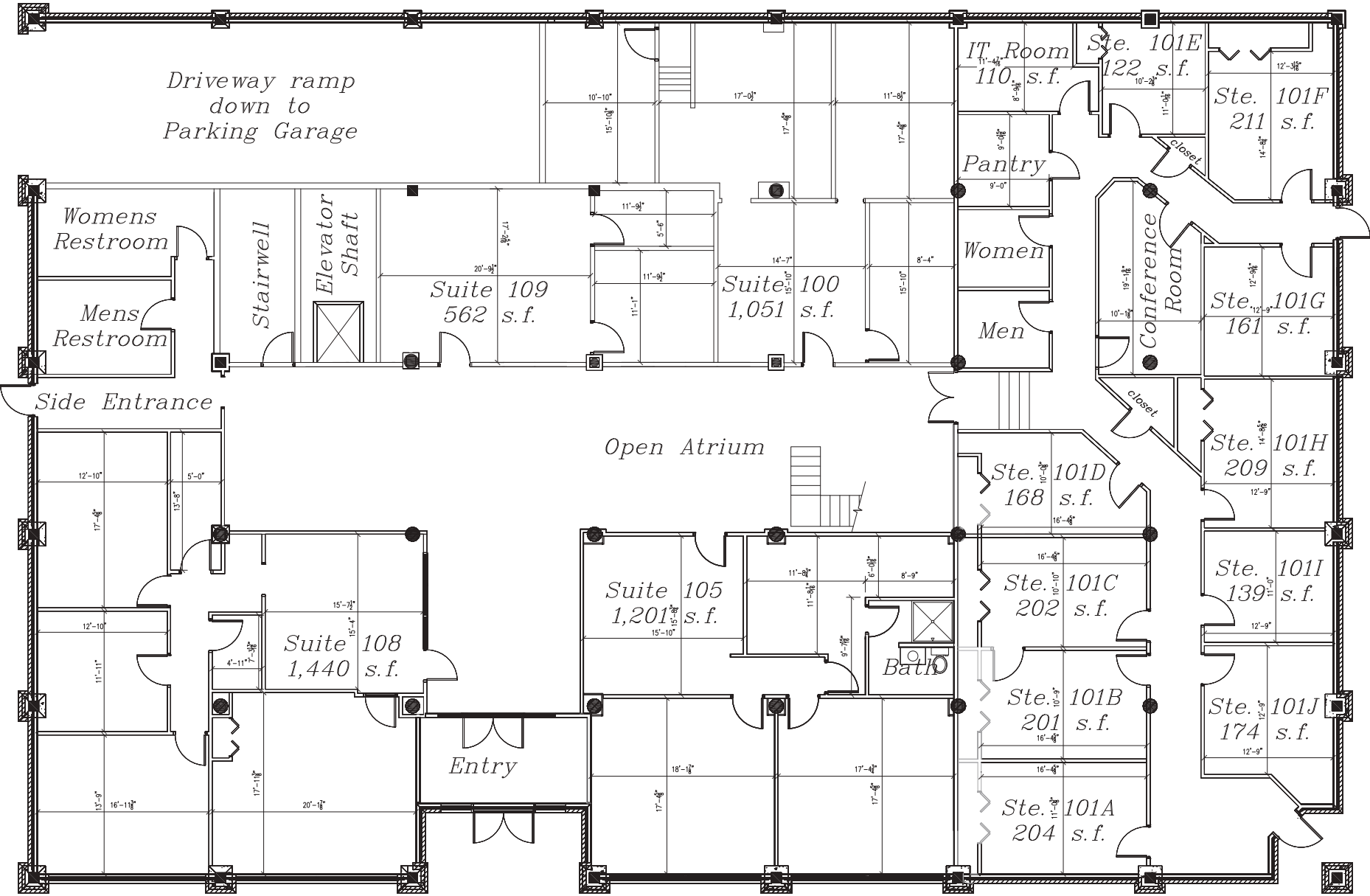
BUILDING DETAILS

Year Built:	1928
Zoning:	CB - Commercial Business
Total SF:	±28,000
1st Floor	11,415
2nd Floor	10,768
3rd Floor	2,800
Basement	3,000
Elevator:	Passenger
Parking:	18 Parking Spaces in the Basement; 30 Surface Spots in Adjacent Lot
Acreage:	0.47 - - Two Lots CHEYENNE: LOT 5, WEST 22’ OF LOT 6, BLOCK 327 and CHEYENNE: LOT 4, BLOCK 327

RENT ROLL

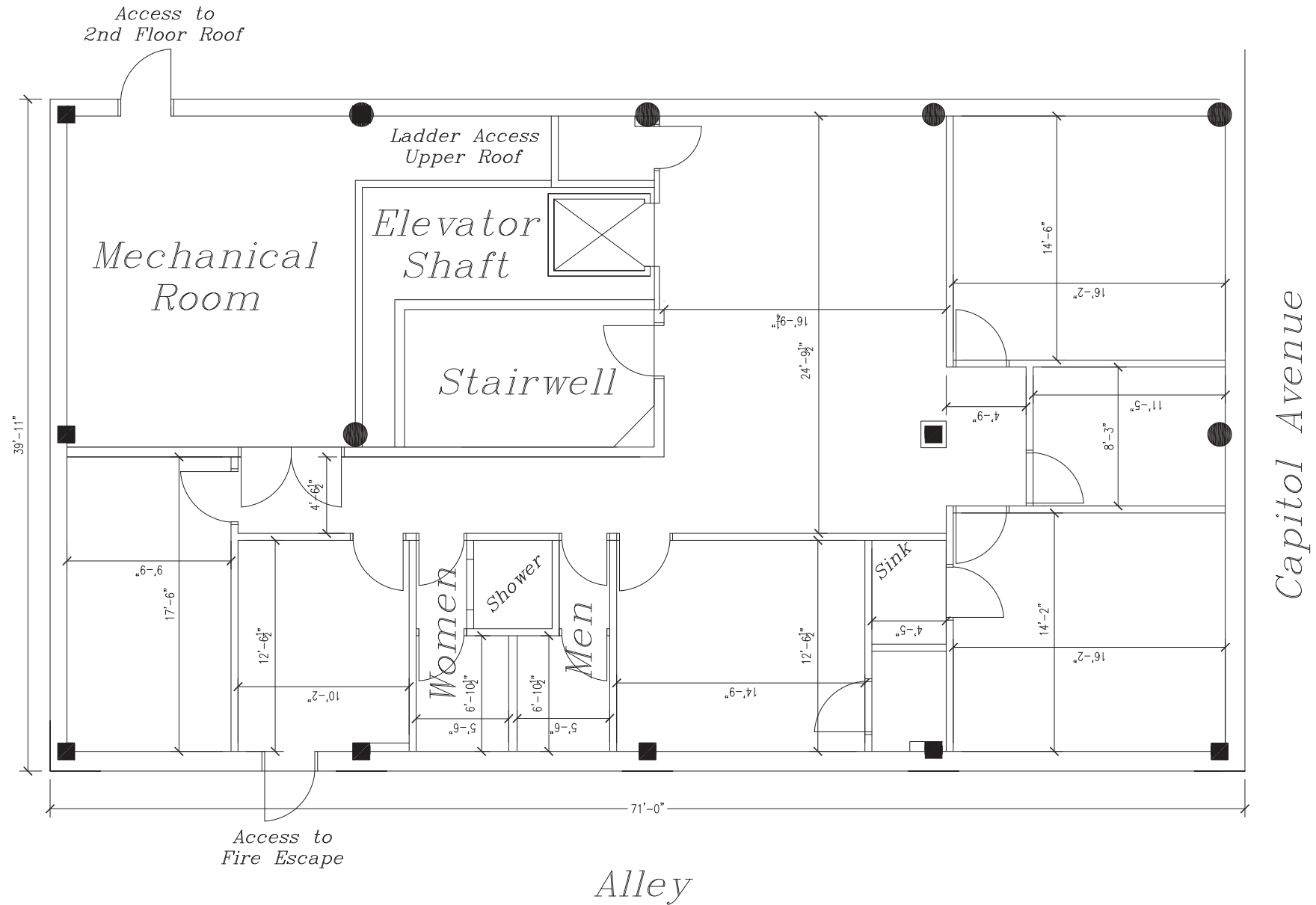
TENANT NAME	UNIT #	MONTHLY	ANNUAL	EXPIRES
Cheyenne Child & Family Counseling	100 109 207	\$3,800.00	\$45,600.00	Month to Month
Vacant	101A	\$0.00	\$0.00	
Vacant	101B	\$0.00	\$0.00	
Demers J.C.	101C	\$500.00	\$6,000.00	Month to Month
Levin Strategic Resources, LLC	101D	\$475.00	\$4,500.00	Month to Month
Glenrock Energy	101E	\$400.00	\$4,800.00	Month to Month
Wyoming Automotive Dealers Association	101F	\$450.00	\$5,400.00	Month to Month
Novona Architecture	101 G&H	\$700.00	\$8,400.00	5/31/2030
Vacant	101I	\$0.00	\$0.00	
Vacant	101J	\$0.00	\$0.00	
Anadarko (Oxy USA Inc.)	105	\$2,184.00	\$26,208.00	6/30/2028
CivilWorx	108	\$1,700.00	\$20,400.00	Month to Month
Davis Johnson and Kallal, LLC	200	\$2,300.00	\$27,600.00	Month to Month
Petroleum Assoc. of Wyoming	201	\$1,200.00	\$14,400.00	Month to Month
Brownstein Hyatt Farber Schreck	203	\$2,292.78	\$27,513.36	Month to Month
AP Wyoming	205	\$1,100.00	\$13,200.00	Month to Month
Armature Advocacy LLC	206	\$1,000.00	\$12,000.00	Month to Month
Vacant	300	\$0.00	\$0.00	

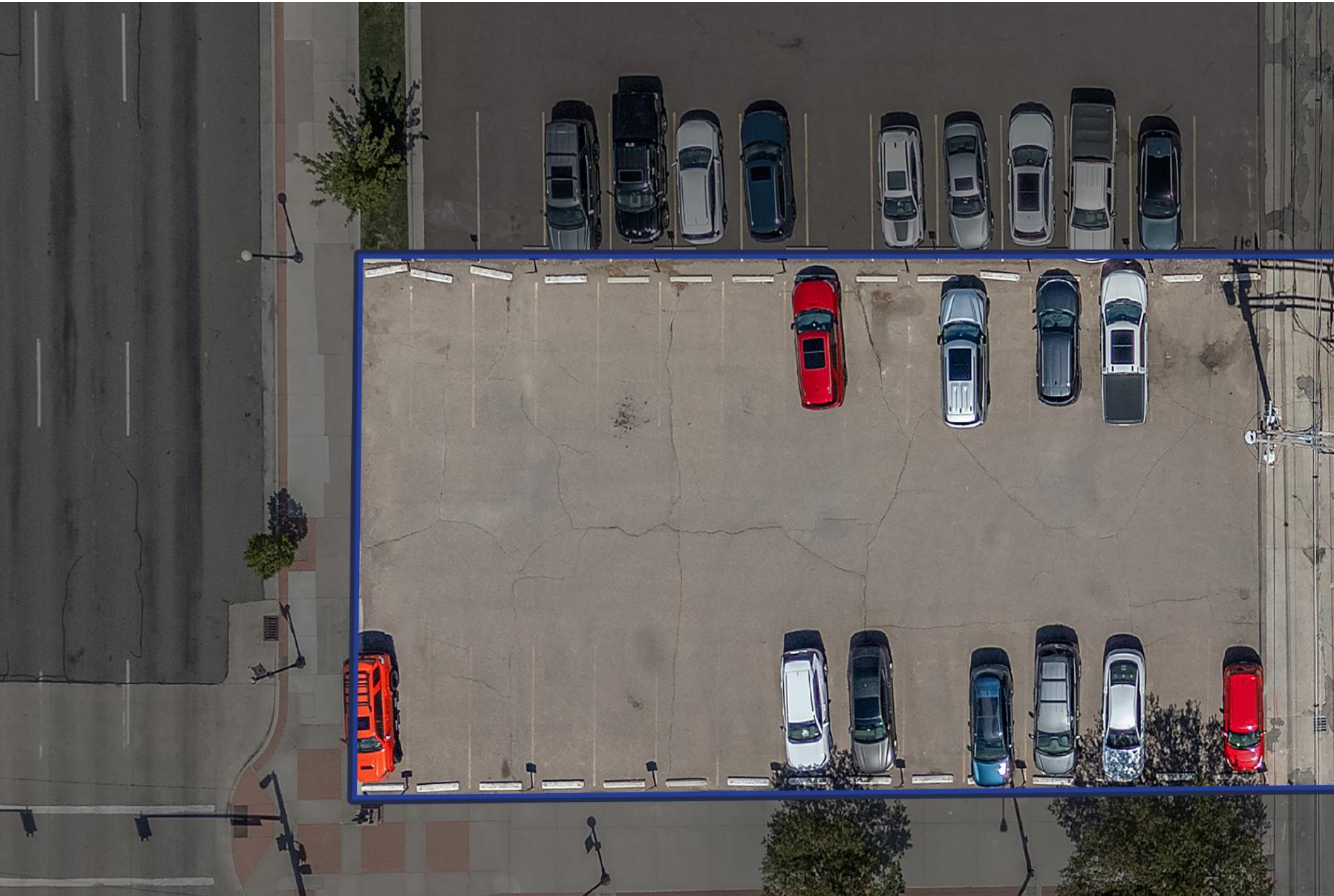
FIRST FLOOR



[illegible]

THIRD FLOOR







BUILDING EXTERIORS





BUILDING INTERIORS





DOWNTOWN CHEYENNE

Downtown Cheyenne continues to emerge as one of the Mountain West's most compelling centers for business, tourism, government, and entertainment activity. Positioned along Capitol Avenue in the heart of the city's historic core, 1803 Capitol Avenue benefits from exceptional visibility, walkability, and proximity to a growing mix of restaurants, professional offices, retail destinations, hospitality venues, and civic institutions.

The surrounding district blends historic western architecture with ongoing revitalization efforts, creating an environment that attracts both established enterprises and entrepreneurial investment. Within blocks of the property are major downtown anchors including the Wyoming State Capitol Complex, Depot Plaza, boutique hotels, breweries, entertainment venues, and year-round community events that drive consistent pedestrian traffic and regional visitation. The area also benefits from a strong daytime workforce presence driven by state government offices, legal and financial services, and a steadily expanding base of downtown employers.

Downtown Cheyenne has increasingly become a destination for both locals and visitors seeking authentic experiences, helping fuel continued demand for thoughtfully positioned commercial space. The district's unique combination of historic character, business accessibility, and community investment continues to support long-term economic momentum and redevelopment activity throughout the corridor.

With direct access to Interstate 25, strong regional connectivity, and continued public and private investment in the downtown corridor, the area offers a strategic opportunity for businesses seeking a recognizable presence in one of Wyoming's most established commercial districts.



AREA STATISTICS

NEARBY BUSINESSES

307 Made	Joseph C. O’Mahoney Federal Center
Alexis Drake	
Bella Fuoco Wood-Fired Pizza	Laramie County Government Facility
Blacktooth Brewing Co.	Laramie County Library
Cheyenne Civic Center	The Metropolitan Downtown
Cheyenne Depot Museum	Paramount Cafe
Cheyenne Depot Plaza	Starbucks
Cheyenne Public Safety Center	Teton Jewelers
City Drug Pharmacy	Visit Cheyenne
Cheyenne Regional Medical Center	The Wrangler
Cowgirls of the West Museum	Wyoming Business Council
Deselms Fine Art & Custom Framing	Wyoming Home
Flippers Family Arcade	Wyoming’s Rib & Chop House
Greater Cheyenne Chamber	Wyoming State Capitol
Historic Governor’s Mansion	Wyoming State Museum
The Historic Plains Hotel	Ziggi’s Coffee

CHEYENNE, WY QUICK STATS

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%

IN PROXIMITY TO...

Laramie	55 Miles (52 minutes)
Fort Collins	51 Miles (50 minutes)
Denver	105 Miles (96 minutes)
Casper	171 (140 minutes)
Scottsbluff	93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org, dot.state.wy.us



SITE SUMMARY

Address	1803 Capitol Avenue, Cheyenne, WY
Access	Capitol Avenue and W. 18th Street
Site Area	0.47 acres 20,328 square feet
Zoning	CB - Commercial Business
PIDN	14663143200700 - Laramie County GIS System



OFFERING MEMORANDUM

WHY CHEYENNE?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming; taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

9,700
Personal Civil Service
Independence

50,540

Civilian Labor Force

8.98

Average Commute (Min)

Located Near I-25, I-80
& Two Major Railroads

Headquarter Locations



1803 CAPITOL AVENUE | CHEYENNE, WY



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 ±12,000 Student Population	 8 Community Colleges	 9 Commercial Airports	 2 Class One Railroads	 \$400M State-Wide Scholarships
 2 National Parks Grand Teton & Yellowstone 5 National Forests Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee 12 State Parks & acres of public land to hunt, fish, bike, hike, & climb.	580,435 State Population 0% Income Tax 4% Sales Tax 2.9% Unemployment Rate 97,914 Sq.Mi. 9th Largest State	 The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors. Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.		



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

IMPORTANT DISCLOSURES

Coldwell Banker - The Property Exchange has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Coldwell Banker - The Property Exchange. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Coldwell Banker - The Property Exchange from sources it deems reasonably reliable.

Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate. This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. You are advised to independently verify the accuracy and completeness of all summaries and information contained therein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. Any reliance on the content of this memorandum is solely at your own risk.

No representation or warranty, expressed or implied, is made by the Seller, Coldwell Banker - The Property Exchange, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located on the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to their prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Coldwell Banker - The Property Exchange, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from Coldwell Banker - The Property Exchange or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of sub investment.

EXCLUSIVELY OFFERED BY



**COLDWELL BANKER
COMMERCIAL**
THE PROPERTY
EXCHANGE

LISTING AGENTS

ROB GRAHAM

*CCIM, BROKER | OWNER
WY RE-13081*

O. +1 307 632 6481

M. +1 307 214 6688

HRGraham@propertyex.com

BAILEY WHEELER

REALTOR®

WY RE-15768

O. +1 307 632 6481

M. +1 307 631 0202

BaileyWheeler307@gmail.com

BROKERAGE

COLDWELL BANKER – THE PROPERTY EXCHANGE

255 Storey Boulevard

Cheyenne, WY 82009

O. +1 307 632 6481

F. +1 307 634 4843

www.propertyex.com

BROKERAGE DISCLAIMER

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated.

WWW.GRAHAMGROUPCRE.COM