Fully Leased Class A Office Space

INVESTMENT OPPORTUNITY

1103 Old Town Lane, Unit 201, Cheyenne, WY

THE GRAHAM GROUP

PREPARED BY

The Graham Group
GrahamGroupCRE@gmail.com

Ben Trautwein, CCIM
+1 307 286 7112

Single-Tenant Office Investment Opportunity

Leased to a national sustainability company based in Houston, TX

Located on Old Town Lane just off Powderhouse Road and Storey Boulevard, this Class A space is a condo unit on the second floor of the AVI building with high end office suites and a quality long-term credit tenant. The space features multiple private offices, two conference rooms, a reception area, breakroom, and restrooms.

Established, Publicly Traded Energy Company
EOG Resources, Inc. (NYSE: EOG) is one of the largest independent crude oil and natural gas companies in the United States, with a market capitalization of approximately $70+ billion (as of 2024).

Extensive National and International Presence
EOG operates across major U.S. shale plays including the Permian Basin (Texas and New Mexico), Eagle Ford (Texas), and the Powder River Basin (Wyoming). It also has operations in Trinidad and Tobago and other international assets.

Strategic Wyoming Presence
EOG maintains an office in Cheyenne to support its regional operations, particularly in the Powder River Basin and other Rocky Mountain assets. Cheyenne offers strategic access to Wyoming's energy infrastructure and regulatory agencies.

Committed Tenancy with Growth Potential
The Cheyenne office is currently leased under a 3-year term (2 years remaining). The tenant has expressed strong interest in remaining in place after a sale, providing immediate in-place income and operational stability to a new owner.

Offering Summary

OFFERING PRICE
$2,100,000

IN-PLACE CAP RATE
6.10%

NET OPERATING INCOME
$127,585.20

LEASE EXPIRATION
May 2027

Property Overview

NET RENTABLE SF
8,177

ADDRESS
1103 Old Town Lane, Cheyenne

YEAR BUILT
2008

SITE AREA
0.19 Acres

PARKING RATIO
9.05 per 1,000 SF

Lease Summary

This summary is provided for convenience, and is not intended to be comprehensive, but only outlines some of the principal provisions contained in the lease documents. Interested parties should make their own investigations and conclusions.

Lease Summary

Tenant Entity Name	EOG Resources, Inc.
Tenant Trade Name	EOG Resources, Inc.
Net Rentable Area	8,177 SF
Lease Date	4/24/2024 - 5/31/2027

Expected Rent Schedule

Lease Period	Annual Rent	Monthly Rent
2025 - 2027	$151,274.52	$12,606.21

Lease Type | Expense Reimbursements

Lease Type	Modified Net
	Responsible Party
Property Taxes	Landlord
Insurance	Tenant
Common Area Maintenance	Landlord
Utilities	Tenant
HOA	Landlord
HVAC Maintenance & Repairs	Landlord
Building Roof & Exterior	Landlord

PROPERTY PHOTOS

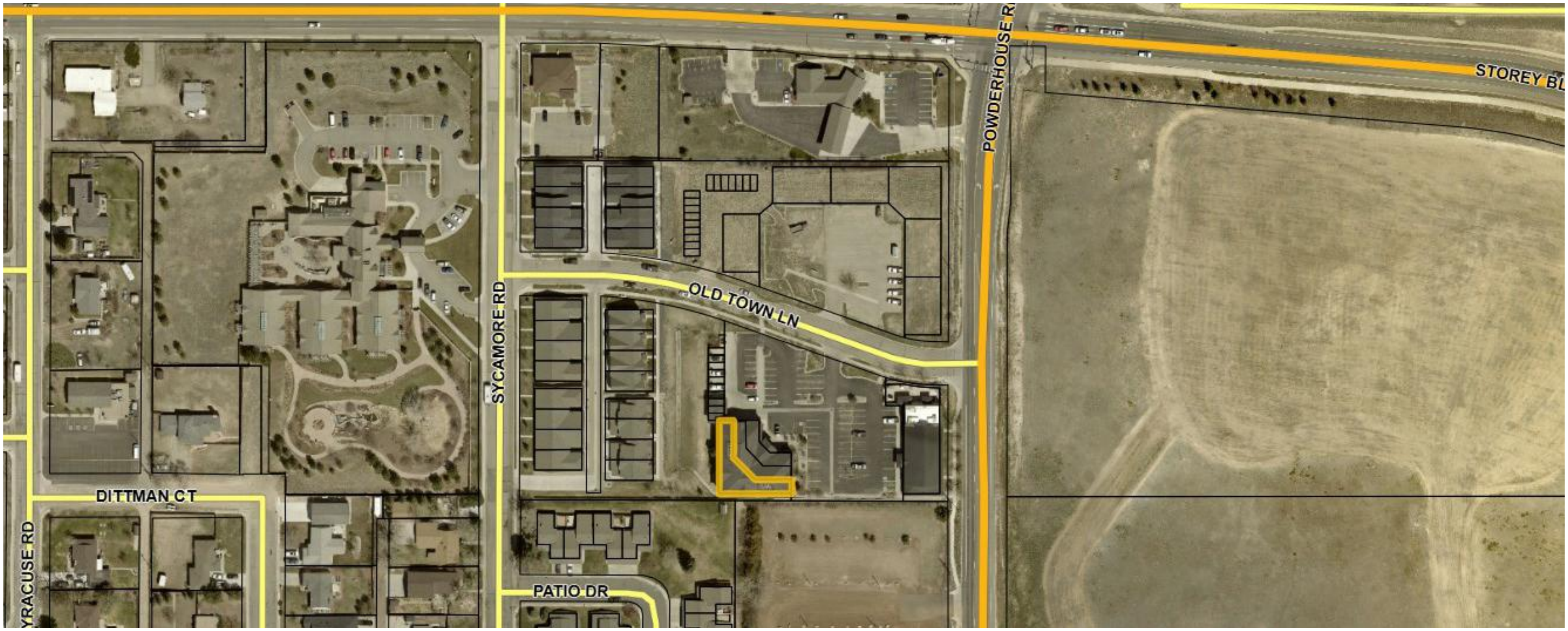
Property Website
and Floor Plans

PROPERTY PHOTOS

Property Website
and Floor Plans

Area Map


1103 OLD TOWN LANE
F.E. Warren
Air Force
Base
Cheyenne
Frontier Days
Arena
Cheyenne
Regional
Airport
Veterans
Affairs
Medical Center
Vandehei St
Gardenia Dr
Powderhouse Rd
Western Hills Blvd
Storey Blvd
Central High School
Lowe's Home Improvement
Walmart Supercenter
Airport Golf Club
Dell Range Blvd
Olive Garden Italian Restaurant
Wasabi
Chick-fil-A
Texas Roadhouse
Cheyenne Botanic Gardens
Lions Park
W 8th Ave
Capitol Cinema 16 + ARQ
W Pershing Blvd
E Pershing Blvd



Site Summary

Address	1103 Old Town Lane, Cheyenne, WY 82009
Access	Powderhouse Road and Old Town Lane
Site Area	0.19 acre | 8,177 SF
Zoning	PUD - Planned Unit Development
Tax Parcel Number	19437000002010 - Laramie County GIS System
Parking Ratio	9.05 per 1,000 SF | 74 surface spaces (2 handicap)

Northwest Cheyenne & the Dell Range Corridor

This property is uniquely positioned to benefit from two of Cheyenne's most active growth areas: Northwest Cheyenne and the Dell Range corridor. Together, these areas represent the city's strongest commercial and residential momentum, supporting long-term value and tenant stability.

With easy access via Storey Boulevard and Yellowstone Road, northwest Cheyenne offers strong local connectivity and excellent visibility. This area serves as a key northern gateway to the city, linking established residential neighborhoods with major commercial corridors. Proximity to F.E. Warren Air Force Base (approximately 4 miles southwest) and the Colorado border (about 16 miles south) further underscores its regional appeal. High local traffic volumes along Storey Boulevard and Yellowstone Road make this corridor a highly desirable location for office, retail, and service-oriented businesses.

The Dell Range Corridor is one of Wyoming's busiest retail destinations, spanning 1.2 miles between Powderhouse Road and Converse Avenue. Anchored by major retailers such as Frontier Mall, Target, Wal-Mart, JC Penney, and Walgreens, Dell Range supports daily traffic volumes between 18,000 and 30,000 vehicles.

The adjacent Cheyenne Greenway, a 40-mile paved trail system, enhances connectivity and draws year-round activity. Seasonal events like pop-up vendors during Cheyenne Frontier Days and farmer's markets at Frontier Mall further activate the corridor and drive high visitor traffic.

Together, these two high-demand areas offer exceptional exposure, strong traffic counts, and an established commercial base, positioning this property as a prime investment opportunity in Cheyenne's growing market.

Cheyenne, WY Quick Stats

Sources: https://www.census.gov, ESRI, plancheyenne.org

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...

Denver, Colorado	95.2 Miles *(91 minutes)*
Fort Collins, Colorado	41.3 Miles *(43 minutes)*
Laramie, Wyoming	49.9 Miles *(55 minutes)*
Casper, Wyoming	101 Miles *(98 minutes)*
Scottsbluff, Nebraska	102 Miles *(101 minutes)*

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

blue FEDERAL CREDIT UNION · taco john's

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, energycapitaled.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.

UW

±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.

Confidentiality & Disclaimer

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 executive 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 the Property site or used int he 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.

January 2024.

EXCLUSIVELY OFFERED BY

THE GRAHAM GROUP

COLDWELL BANKER COMMERCIAL
THE PROPERTY EXCHANGE

LISTING AGENTS

BEN TRAUTWEIN
CCIM, BROKER | OWNER
WY RE-11590
O. +1 307 632 6481
M. +1 307 286 7112
BenTrautwein@gmail.com

BROKERAGE

COLDWELL BANKER – THE PROPERTY EXCHANGE
255 Storey Boulevard
Cheyenne, WY 82009
0. +1 307 632 6481
F. +1 307 634 4843
www.propertyex.com

BROKERAGE DISCLAIMER