

Fully Leased Class A Office Space **INVESTMENT OPPORTUNITY**

1103 Old Town Lane, Unit 201, Cheyenne, WY



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

\$1,850,000

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

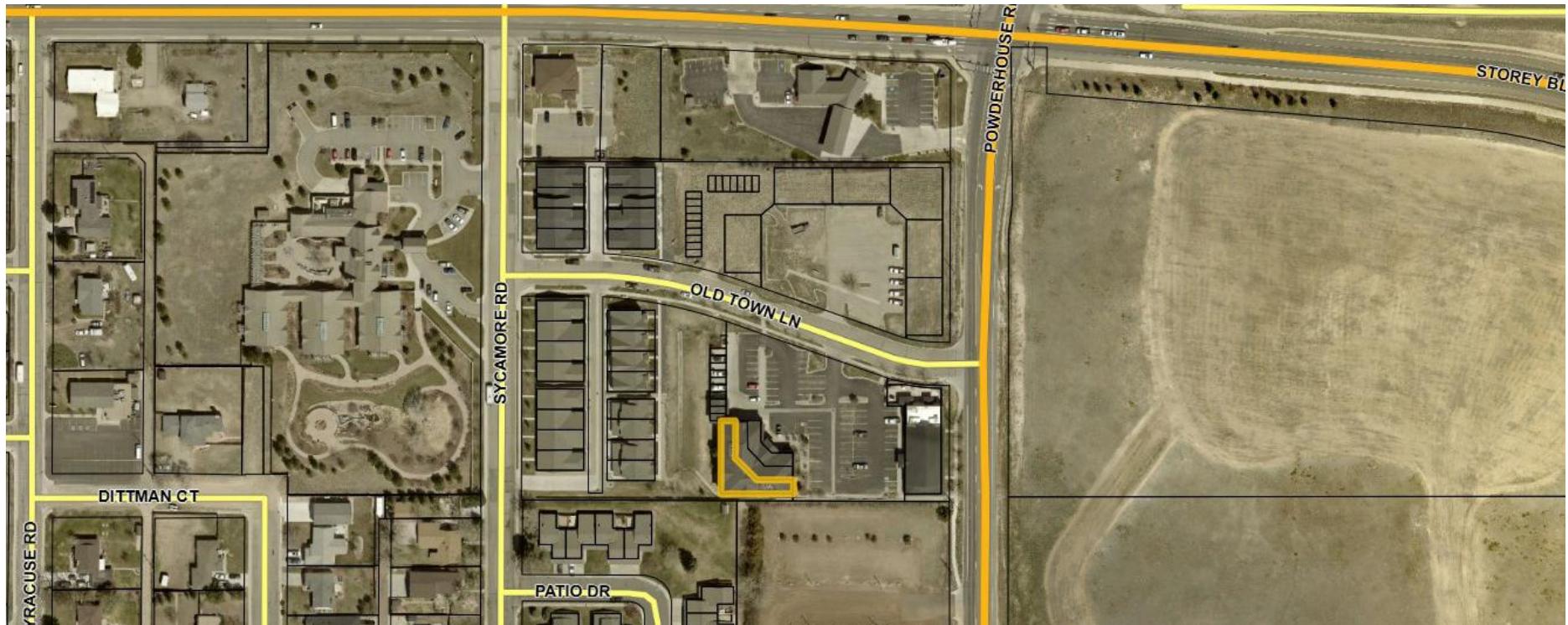


PROPERTY LOCATION

Area Map



PROPERTY SUMMARY



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.



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



#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.

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January 2024.

EXCLUSIVELY OFFERED BY



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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
O. +1 307 632 6481
F. +1 307 634 4843
www.propertyex.com

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