



# 2020 GRAND AVENUE (PRIME OFFICE SPACE)

MULTIPLE SIZE OFFICES FOR LEASE

2020 Grand Avenue | Laramie, WY 82070



## PROPERTY SUMMARY

**AVAILABLE SF:** 3rd Floor 7,025  
4th Floor 5,933  
5th Floor 7,333

**LEASE RATE:** \$17.00 SF/Yr (Gross)

**LOT SIZE:** 0.51 Acres

**BUILDING SIZE:** 20,291 SF

**BUILDING CLASS:** A

**YEAR BUILT:** 1986

**ZONING:** Commercial

## PROPERTY OVERVIEW

High profile office lease opportunity, located at 2020 Grand Ave. just across the street from the University of Wyoming. This is a five story office complex and the top three floors have areas available for lease. The primary occupant is currently UniWyo Federal Credit Union, owner of the first two floors of the 5 story office building. The exterior of the building has had a recently completed re-model and the buildings appearance is first class.

## PROPERTY HIGHLIGHTS

- Landlord has excellent flexibility to lease from small 200 sf spaces up to large 6,000 sf spaces of quality high level office space. Take your position at the top on Grand Avenue, overlooking the University of Wyoming and the rest of the city of Laramie, Wyoming.



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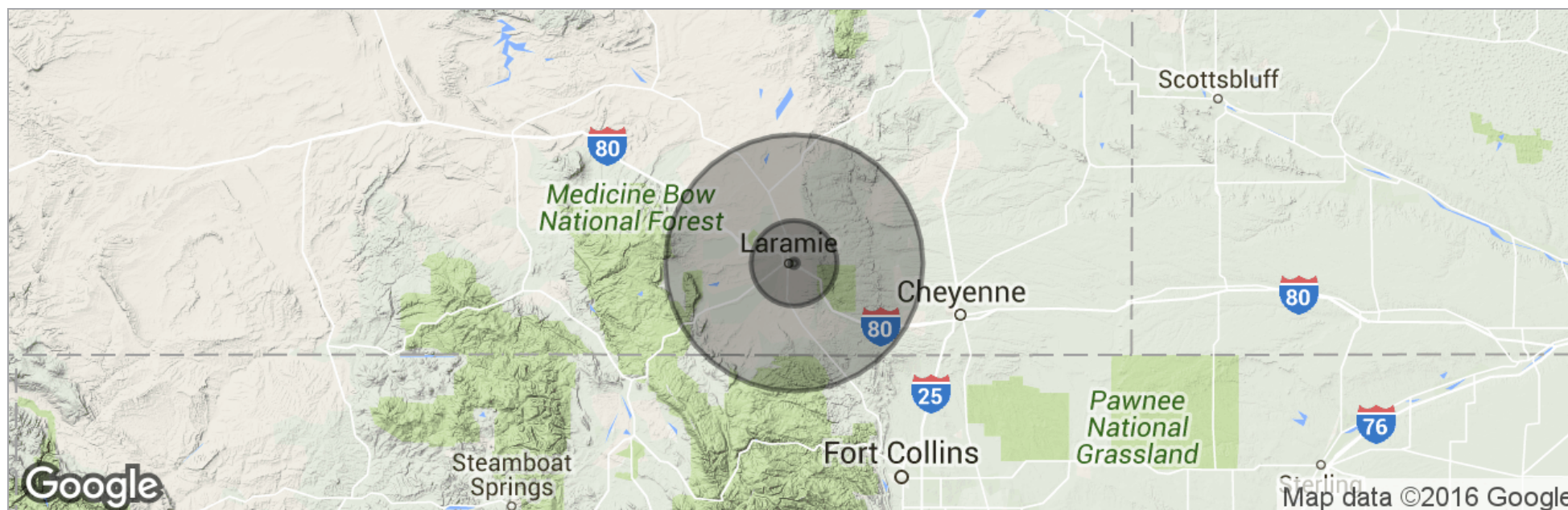
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FOR LEASE | OFFICE

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	1 Mile	10 Miles	30 Miles
Total Population	666	22,038	26,349
Population Density	212	70	9
Median Age	28.8	28.3	31.2
Median Age (Male)	25.5	26.4	29.4
Median Age (Female)	36.2	32.4	35.0
Total Households	275	9,460	11,257
# of Persons Per HH	2.4	2.3	2.3
Average HH Income	\$72,940	\$60,872	\$65,516
Average House Value	\$270,454	\$216,032	\$227,535

\* Demographic data derived from 2010 US Census



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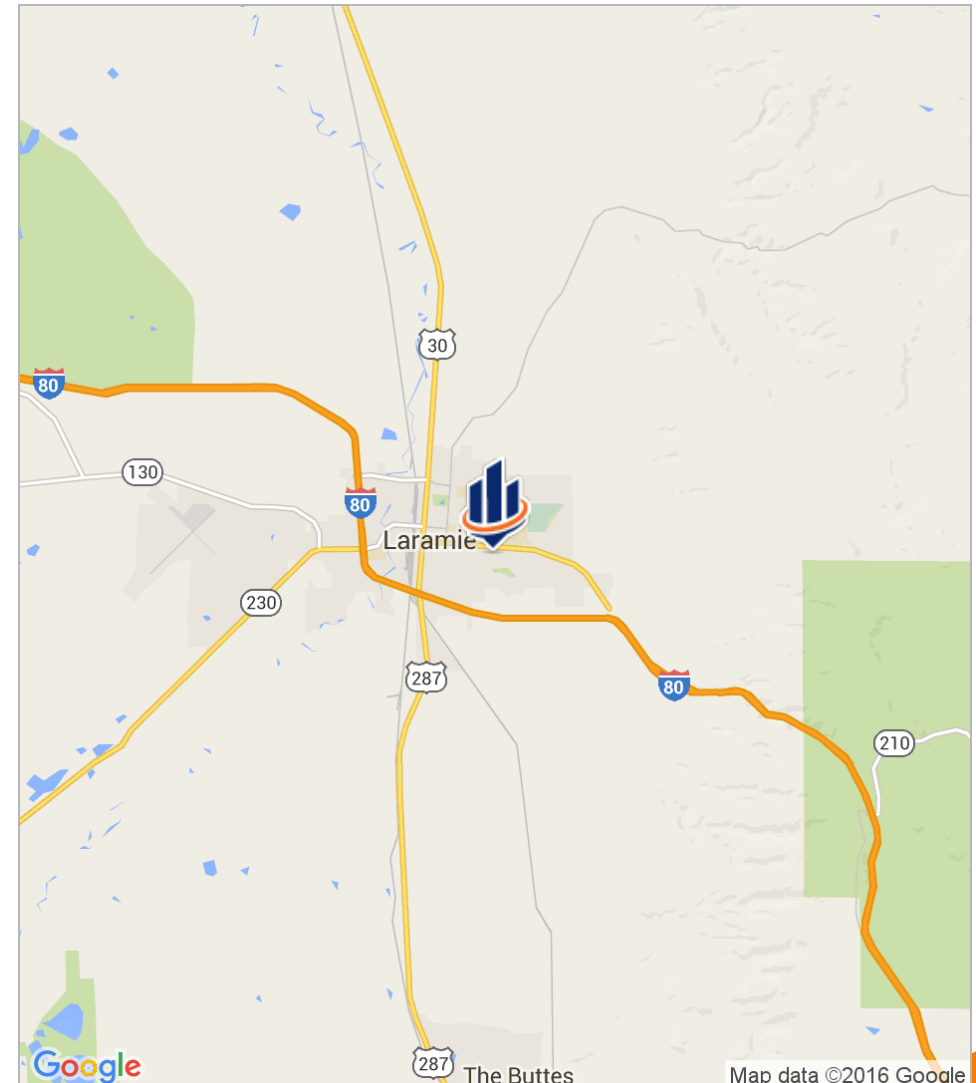
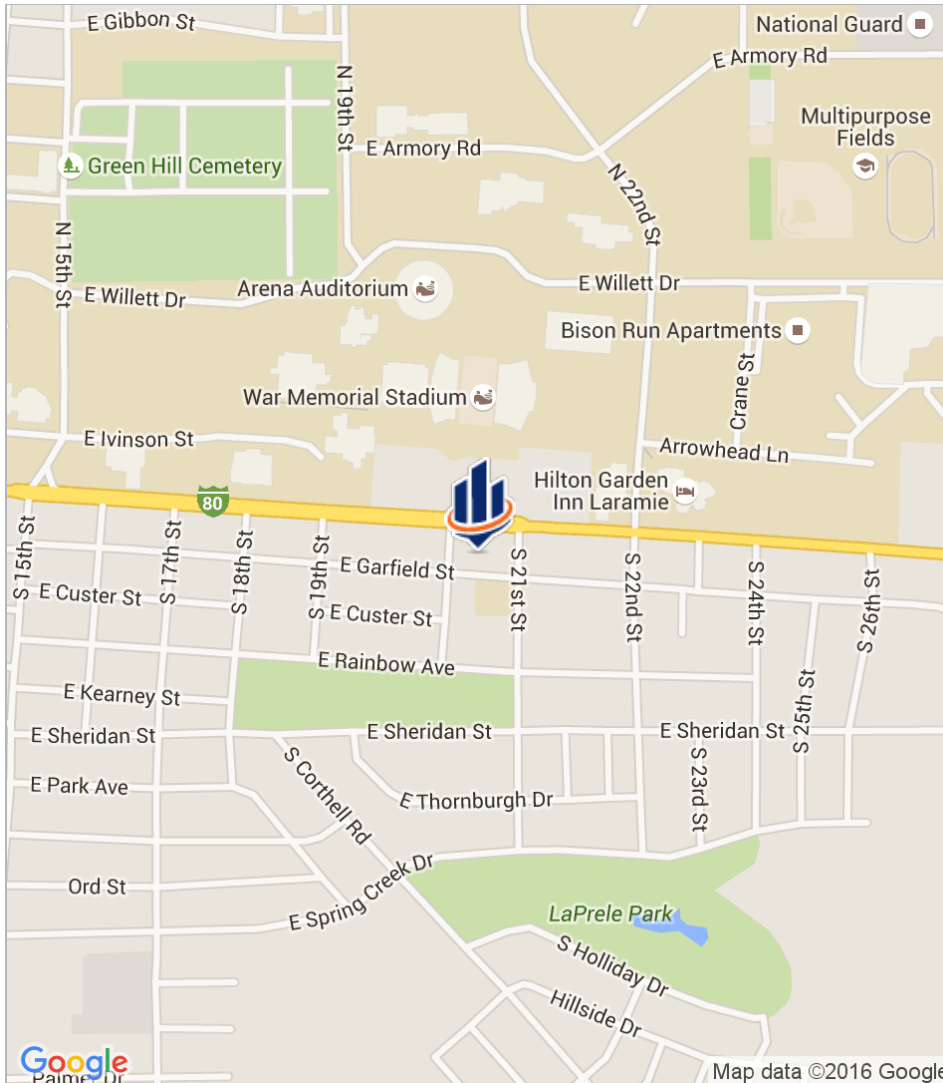
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