



# REGENCY PROFESSIONAL BUILDING

526 Regency  
Laramie, WY 82070  
\$500,000



Effie Bader, Broker Owner/Associate  
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# OFFICE SPACE

- County: Albany
- Building SF: 2,360 with additional 1,232 SF of storage in the basement
- Land SF: 12,371 SF
- Year Built: 1987
- Parking Type: Off-Street
- Taxes: \$2,764.00 (2022)
- Zoning: B2



## Property Description:

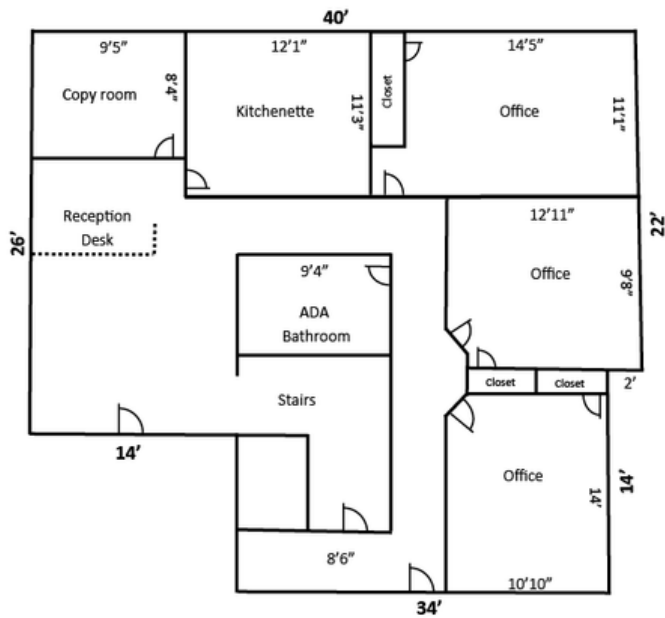
This two-story office space is located in a desirable location at the Northwest corner of Garfield Street and Regency Drive, one block south of Grand Avenue. Neighbors include a dentist's office, bank, Laramie GM, and the City of Laramie Ice and Event Center along with other retailers and restaurants within blocks including Applebee's, McDonald's, Burger King, Wendy's and Murdoch's Ranch, and Home Supply.

There are a total of nine offices in addition to a reception area, copy room, and kitchenette or lab area. Upstairs is a total of six offices with two available restrooms in addition to a storage area. The property is air-conditioned and has gas-forced air heat as well as electric.

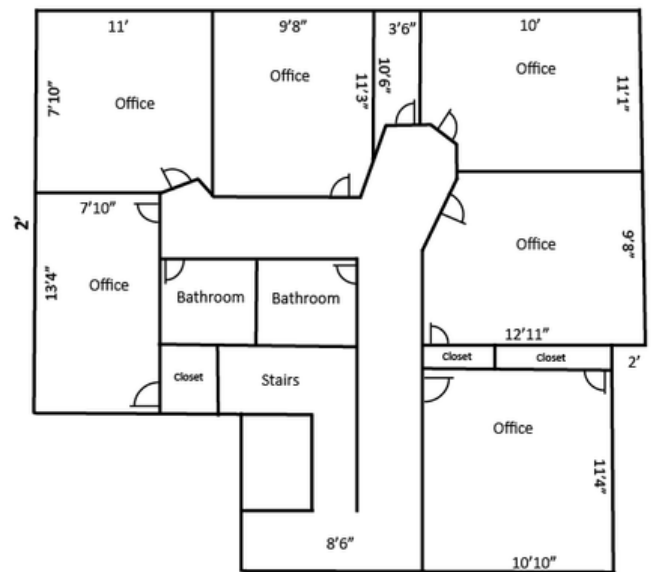




# FIRST FLOOR



# SECOND FLOOR



*Please note, measurements are not to scale.  
All measurements are approximate to give office dimensions.*



## HIGHLIGHTS

- Located one block south of Grand Avenue in busy Office/Retail area
- Multiple office spaces
- Dedicated copy room
- Kitchenette
- ADA Accessible bathroom on main level
- Unfinished basement for storage or additional space to build out
- ADA Accessible ramp for entry to property



# LOCATION DESCRIPTION



Laramie is home to the University of Wyoming as well as a vibrant downtown and extraordinary recreational opportunities. Located approximately one hour from Fort Collins, Colorado, 2 hours from Denver, and just 45 minutes from Cheyenne, Laramie provides a quieter small-town feel and allows residents to jaunt to a “City” for a day. Laramie Main Street, the economic development organization for downtown, has received many awards and achievements through the years while making the downtown a top destination for not only tourists but locals. Most recently, Main Street America published a community profile of Laramie Main Street as an example of “organizations, individuals, volunteers, and local leaders working to advance our common cause of fostering vibrant, thriving communities.”

The Laramie Chamber Business Alliance notes that Laramie is known as the Gem City on the Plains, the town is nestled in between more than 1.5 million acres of Medicine Bow National Forest to the west and Vedauwoo, Curt Gowdy State Park and Pole Mountain Area to the East. A recreational enthusiast will find hundreds of miles of trails for all recreational riding, biking, skiing, and hiking you can imagine, and the use of the Snowy Range Ski Area for downhill skiers.

## Laramie Demographics

- Est. Population 2021 - 33,008 (projected population based on US Census Data, World Population Review)
- Median Household Income (2020): \$47,463 (US Census Data)
- Median Age: 25.9 (World Population Review)



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