OFFERING MEMORANDUM

1252 COMMERCE DRIVE

Laramie, WY 82070

Marcus & Millichap

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SECTION 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY PROPERTY DETAILS

Total Price	$4,950,000 | $225.00/SF

1252 Commerce Drive | Laramie, WY 82070

Cap Rate	7.03%
Square Feet	22,000 SF office, 900 SF warehouse
Total Acres	5.0 Acres
Year Built	2004
Lease Commencement Date	9/1/2023
Rent Commencement Date	9/1/2023
Lease Expiration Date	8/31/2034
Term	11 Years

- The Tenant has been leasing this facility as a headquarters since 2004
- Trihydro has the option to terminate their lease on the fifth anniversary of the Term (September 1, 2028)
- The Tenant's Right of First Offer was declined prior to marketing.
- Trihydro has the option to renew for an additional five (5) years, and must give notice to renew on or before January 1, 2034.

PERIOD	$/SF/YR	$/YEAR	$/MONTH	NOTES
9/1/2023 - 8/31/2025	$13.85	$324,000.00	$27,000.00	First two years are set to $27,000/Month.
9/1/2025 - 08/31/2026	$14.87	$348,000.00	$29,000.00	Rent increases to $29,000/Month in year 3.
9/1/2026 - 8/31/2027	$15.17	$354,960.00	$29,580.00	Rent increases annually by 2%.
9/1/2027 - 8/31/2028	$15.47	$362,059.20	$30,171.60	Rent increases annually by 2%.
9/1/2033 - 8/31/2034	$17.42	$407,737.44	$33,978.12	Final year of the lease.

EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present the Single Tenant Net-Lease Flex/Office investment opportunity located at 1252 Commerce Drive in Laramie, Wyoming. This versatile commercial property is currently occupied by Trihydro, a well-established national environmental and engineering firm. The property was originally built by principals of the tenant for their long-term home headquarters. The tenant has a long-established history in Laramie and recruits heavily from the University of Wyoming, located less than 10 minutes away. Trihydro is a 40+ year old company that now boasts more than 600 employees nationwide, with over 150 located at the subject property. The tenant has expressed a desire to avoid relocating and has the ability to expand and with its growth at the current location, highlighting the property's ideal suitability for the tenant's operational needs. The multi-use property includes both 22,000 square feet of office space and 900 square feet of warehouse space. The open floor plan is a perfect suit for their layout, with large cubicle areas, modular office/conference room facilities and executive offices. Additionally, the facility includes several operational upgrades including a ground-mounted transformer, a Generac emergency generator, a photovoltaic solar system to offset approximately 15-20% of their energy consumption, and a grade-level drive-in door that provides direct access to the warehouse. The property also sits in the Laramie River Business Park, home to several high-tech and growing businesses.

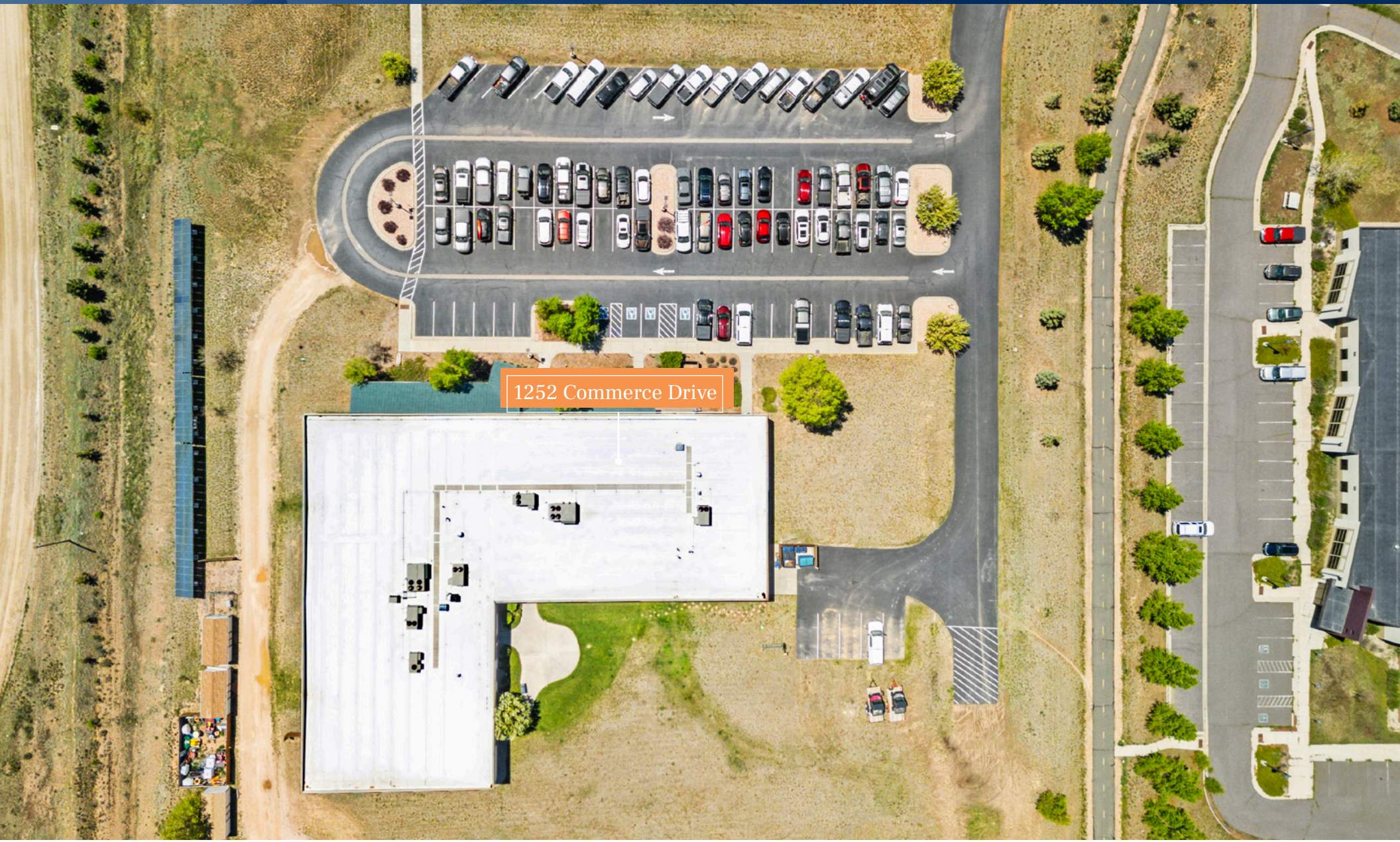
Considering the tenant's operational demands tied closely to the site, and relocation requiring significant capital expenditure and time, the property offers exceptional security of income. As a result, the asset represents an ideal blend of income stability, tenant commitment, and value creation for an investor.

- Strong Long-Term Tenancy with Established Engineering Firm
- 22,000 SF of Office Space and 900 SF of Warehouse Space
- Mission-Critical Infrastructure Including Generator and Photovoltaic System
- Tenant Expansion Plans Emphasize Commitment and Income Stability

Trihydro

Trihydro Corporation is a leading engineering and environmental consulting firm headquartered in Laramie, Wyoming. Founded in 1984 by a geologist and a chemist with a shared passion for sustainable solutions, Trihydro has grown from a two-person operation into a successful organization with over 600 employees and 22 offices across the United States. Initially recognized for its expertise in geology, chemistry, and engineering, Trihydro has evolved to offer a comprehensive suite of services, including environmental consulting, engineering and surveying, air quality and process management, information technology, and water and natural resource services. The company is also the largest HUBZone contractor in the continental U.S. under NAICS 562910. As the company continues to grow, it remains committed to providing effective, responsive, and safe solutions while staying true to the principles of integrity, fairness, and trust.

EXECUTIVE SUMMARY PARCEL MAP



REGIONAL MAP EXECUTIVE SUMMARY

SECTION 2

MARKET OVERVIEW

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MARKET OVERVIEW LARAMIE, WYOMING

The investment property is located in Laramie, Wyoming, the seat of Albany County and one of the state's most important economic hubs. Thanks to the city's expanding population, favorable economic performance, and regional accessibility, the market is a prime target for investors in office and warehouse space. Over 34,300 residents are located within a five-mile radius of the property, and that population is projected to grow by 1.5 percent over the next five years. Contributing to this population growth is low unemployment of 3.0 percent and the presence of major employers in the education, healthcare and government sectors. The University of Wyoming is the city's largest jobs provider and employs over 6,000 residents. Other key employers include Ivinson Memorial Hospital and the City of Laramie. Laramie Regional Airport and nearby major thoroughfares like Interstate 80 contribute to the city's exceptional regional accessibility. As a result of the city's population growth, economic stability, and strategic location, Laramie is an appealing market for investors pursuing reliable, long-term growth.

- Located in One of Wyoming's Key Economic Hubs
- Strong Regional Accessibility via Interstate 80 and Laramie Regional Airport
- Population Growth and Low Unemployment Support Long-Term Demand
- Anchored by Major Employers Including the University of Wyoming

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