



45 E Loucks St
Sheridan, WY 82801

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OFFICE

\$14/SF/Yr LEASE RATE	3,424 SF AVAILABLE	23,812 SF TOTAL	1910 YEAR BUILT	26 UNITS
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ABOUT THIS PROPERTY

Establish your business in one of downtown Sheridan's most recognizable historic buildings, the former Federal Building. Originally constructed in 1910, this three-story stone building replaced Sheridan's earliest post office and features a stately facade reminiscent of a time when civic buildings were designed to inspire community pride. Suites offer practical layouts with private offices and shared workspace areas, creating a functional environment for small teams while preserving the character and presence of this landmark property. Ownership is motivated to invest in tenant driven improvements. Ready to rent? Just scan the QR code!

QUICK FACTS

- Historic three-story former Federal Building constructed in 1910
- Distinctive stone architecture and landmark presence
- Established multi-tenant office environment serving nonprofits and professional users
- Flexible office suites suitable for small/growing teams
- Walkable downtown location near restaurants and services
- Professional location with strong business visibility
- Estimated monthly rents from \$250 - \$1,178

AMENITIES

- Reserved surface level parking included
- Elevator
- Secured Access
- Established business address in downtown Sheridan
- Exposed brick and tons of character
- Abundant natural light in many suites





SPACE SUITE 108

449 SF
AVAILABLE

~2
ACCOMMODATES



SPACE SUITE 112

899 SF
AVAILABLE

~4
ACCOMMODATES



SPACE SUITE 207

1,010 SF
AVAILABLE

~5
ACCOMMODATES



SPACE SUITE 209

558 SF
AVAILABLE

~2
ACCOMMODATES



SPACE SUITE 300B

214 SF
AVAILABLE

~1
ACCOMMODATES



SPACE SUITE 300E

294 SF
AVAILABLE

~1
ACCOMMODATES

