



PROFESSIONAL OFFICE SUITE

910 5TH STREET, SUITE 103
RAPID CITY, SD 57701

FOR LEASE \$14.00/SF/YR NNN



3,420 SF | CLASS A SUITE | CLOSE TO DOWNTOWN

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long

Commercial Broker

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Gina Plooster

Leasing Agent

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

SUITE HIGHLIGHTS

- ▶ Class A office space with premium finishes and well-maintained common areas.
- ▶ Includes 9 private offices and an open work area ideal for large meetings, training sessions, or cubicles.
- ▶ Suite also offers a front reception area, finished kitchen, break area, copy/supply room, storage closet, and M/W restroom
- ▶ Located on the northeast corner of the Knights of Columbus building at the corner of 5th & Columbus. Close to downtown and off-street paved parking.
- ▶ Professionally managed by MLM Asset Management. Broker owned.
- ▶ Utilities are included in the NNN rate
- ▶ Available June 1st (possibly sooner)



LEASE INFORMATION

SUITE 103

SQFT:	3,420 SF
Lease Rate:	\$14.00/SF/YR
NNN:	\$5.88/SF/YR + utilities
Monthly Rent:	\$5,665.80

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SUITE 103 PHOTOS



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SUITE 103 FLOORPLAN

Columbus Street



Building Lobby

5th Street

STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota’s central location and progressive business climate.

The Black Hills boasts the country’s most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state’s economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	estate and inheritance tax



REGIONAL STATISTICS	
Rapid City PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1** Outdoor Life–Best hunting and fishing town
- #4** CNN Money–Best Place to Launch a Business
- #4** Wall Street Journal–Emerging Housing Markets
- #4** WalletHub–Best Places to rent
- #11** Forbes–Best Small City for Business
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #1** America’s Friendliest State for Small Business
- #2** Best State for Small Business Taxes
- #2** Best Business Climate in the US
- #2** Best State for Quality of Life
- #2** Best State for Overall Well-Being and Happiness
- #2** Business Tax Climate by the Tax Foundation
- #3** US News Fiscal Stability 2019 list
- #3** Small Business Policy Index 2018 list