

For Lease

4200 Beach Drive main level

Office Space



Updated January 2011

- ❖ 2,613 square feet
- ❖ View of Canyon Lake
- ❖ Multiple private offices, conference rooms, reception/waiting area, break room, filing and copy room
- ❖ \$3,500.00 per month plus utilities (\$16.07/sq. ft./year)
- ❖ Landlord pays insurance, real estate taxes, and common area maintenance

Sandra Runde, CCIM, SIOR
Prudential Kahler REALTORS®
2401 W Main, Rapid City, SD 57702
605-343-7500 or 800-658-5550
e-mail sandra@kahlerinc.com
Visit our website at www.kahlerinc.com
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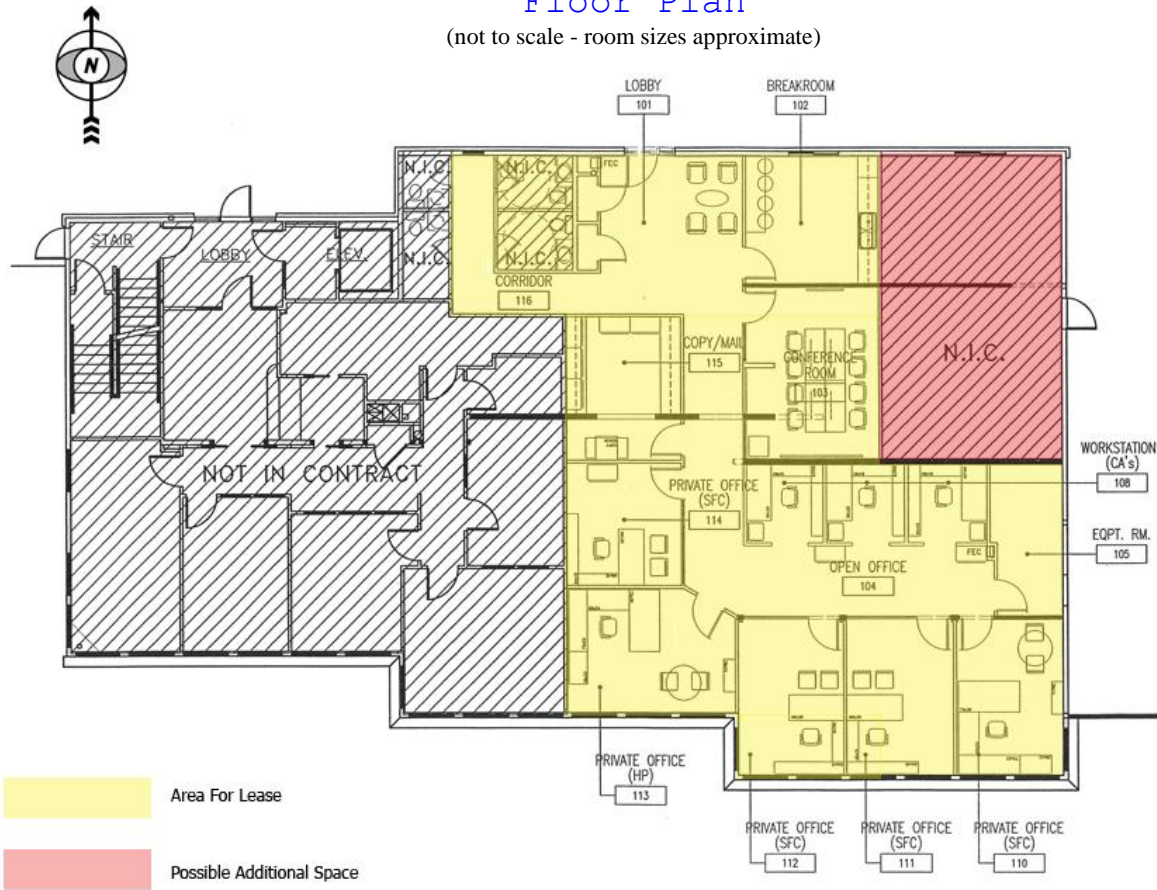
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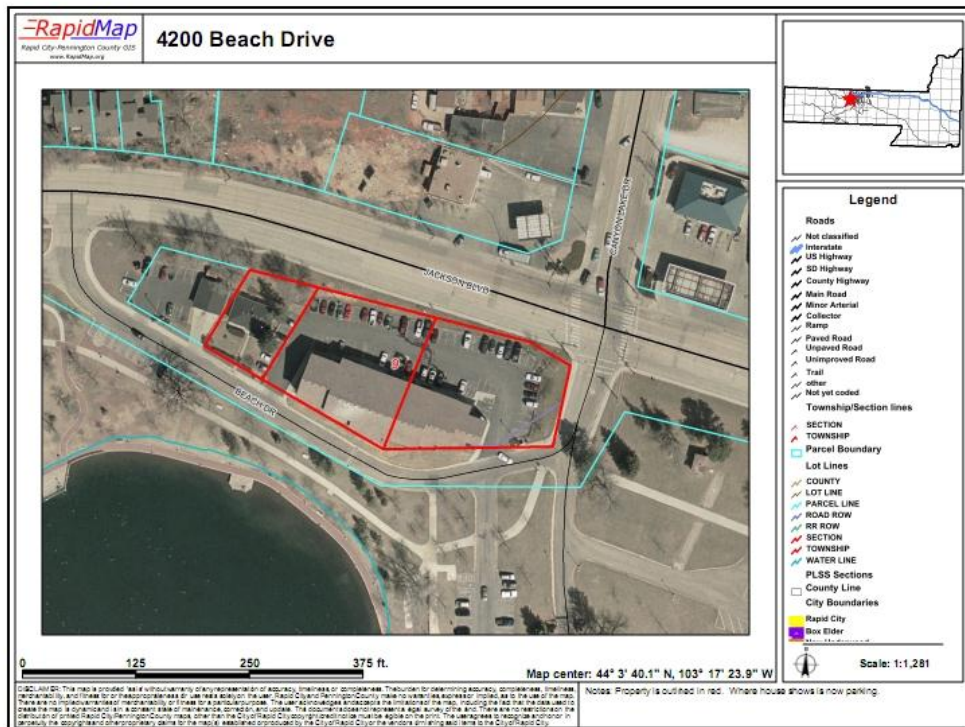
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Floor Plan

(not to scale - room sizes approximate)



Floor Plan is not necessarily to scale. Details are to be verified by Lessee and/or Lessee's Agent.



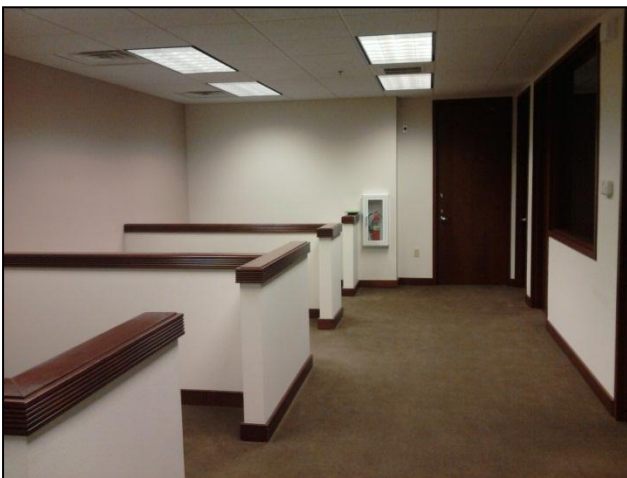
This is the Break Room. There is a spot for a small fridge and a microwave. There is even a sink for doing the dishes.



Here is the File/Copy Room. There is plenty of space in this room for a copy machine, a FAX machine and file cabinets.



This is one of the 5 private offices. Please note the windows. Opening the blinds will let in the sunlight and there is a great view of the lake.



Here one can see the open type office area. This is very convenient for an assistant to be working or even a waiting area for potential clients.

Sandra Runde, CCIM, SIOR
Commercial Broker
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2401 W Main Street, Rapid City SD 57702
605-343-7500 or 800-658-5550

E-mail sandra@kahlerinc.com
www.kahlerinc.com

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