

PROFESSIONAL OFFICE SUITE

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



KW Commercial

Your Property—Our Priority **

2401 West Main Street, Rapid City, SD 57702

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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long

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Gina Plooster

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OVERVIEW

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





















SUITE 103 PHOTOS







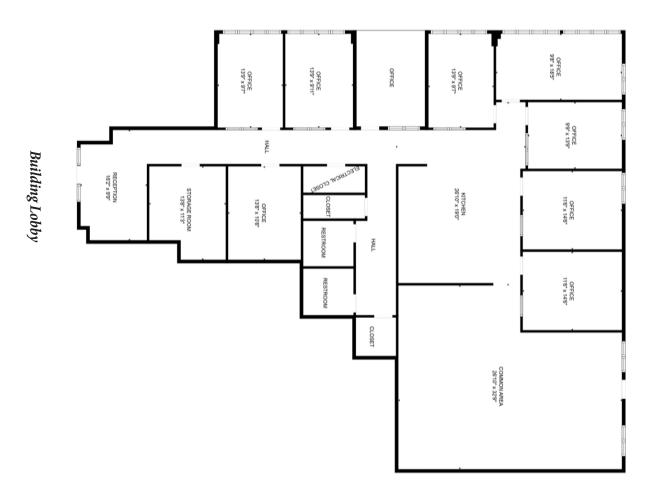






SUITE 103 FLOORPLAN

Columbus 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	1 33%
Park Visits	1 1%
Total Visitation	1 28%
Visitor Spending	1 28%

RAPID CITY

#1 Outdoor Life–Best hunting and fishing town

#4 WalletHub–Best Places to rent

#1 Best State for Starting a Business

#2 Best Business Climate in the US

#2 Business Tax Climate by the Tax Foundation

CNN Money–Best Place to Launch a Business

#11 Forbes–Best Small City for Business

SOUTH DAKOTA

#1 America's Friendliest State for Small Business

#2 Best State for Quality of Life

#3 US News Fiscal Stability 2019 list

44 Wall Street Journal–Emerging Housing Markets

#16 Top 100 Best Places to Live

#2 Best State for Small Business Taxes

#2 Best State for Overall Well-Being and Happiness

#3 Small Business Policy Index 2018 list