MT RUSHMORE ROAD OFFICE SUITE

1620 MT RUSHMORE RD, SUITE 100 & 300
RAPID CITY, SD 57701

FOR LEASE $15.00/SF/YR NNN

2,000 SF | OFFICES & OPEN WORK AREAS | ON-SITE PARKING

EXCLUSIVELY LISTED BY:

Gina Plooster
Broker Associate
605.519.0749
gina@rapidcitycommercial.com

RAPID CITY COMMERCIAL REAL ESTATE

KW Commercial
2401 W Main St, Rapid City, SD 57702
605.335.8100
www.RapidCityCommercial.com
Keller Williams Realty Black Hills

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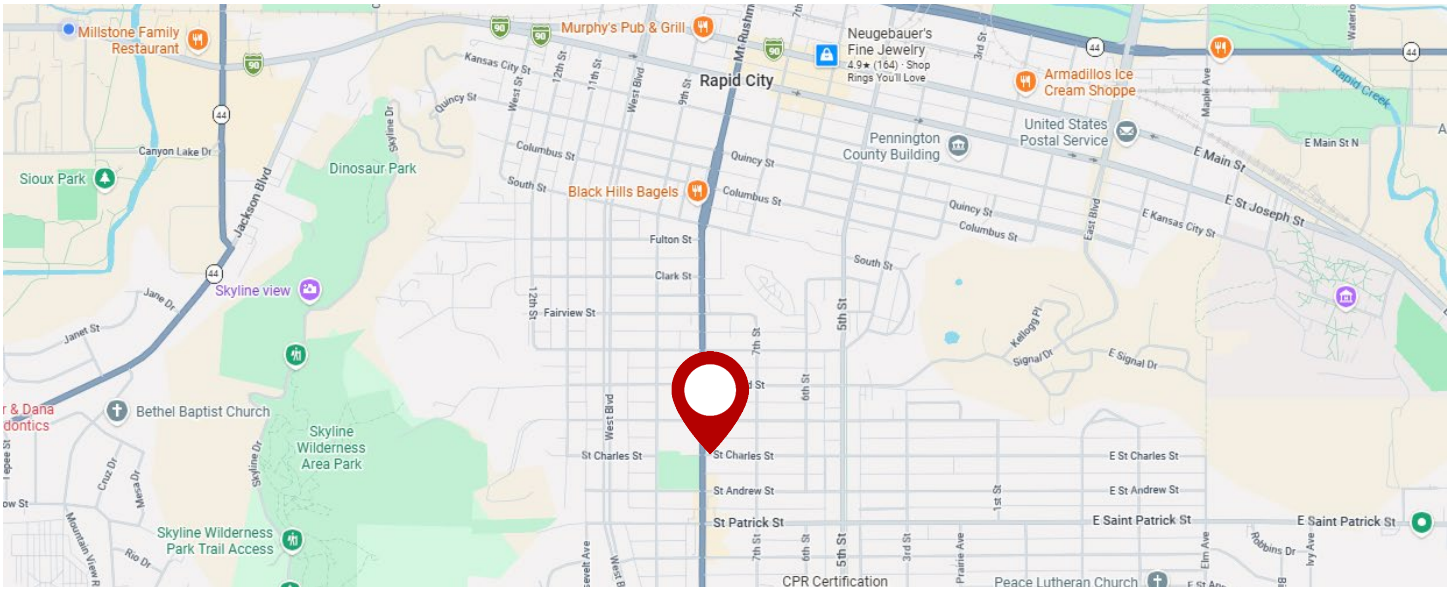
PROPERTY DETAILS

SITE & BUILDING INFORMATION	
Suite Size	2,000 SF, spanning Suites 100 & 300
Zoning	General Commercial
Year Built	2018
Parking	Shared on-site surface parking
Signage	Pylon signage and building signage
Traffic Count	26,130 VPD (2025 MPO)
LEASE DETAILS	
Tax ID	37174
Base Rent	$15.00/SF/YR NNN
NNN (est.)	$6.29/SF/YR
Utilities	Tenant's Responsibility
Monthly Rent	$3,548.33

LEASE HIGHLIGHTS

- 2,000 SF office suite being recombined into one space
- Well suited for chiropractic, physical therapy, or similar service users
- 2 large open areas connected through an expanded interior opening
- 2 private offices with reception and foyer areas
- Existing plumbing in west-side open area for lab or office conversion
- 2 exterior entrances supporting separate customer and staff access
- 2 restrooms plus utility and storage space
- On-site parking directly in front of the building
- Pylon signage along Mt Rushmore Rd
- Mt Rushmore Rd location near dining, grocery, and healthcare



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.

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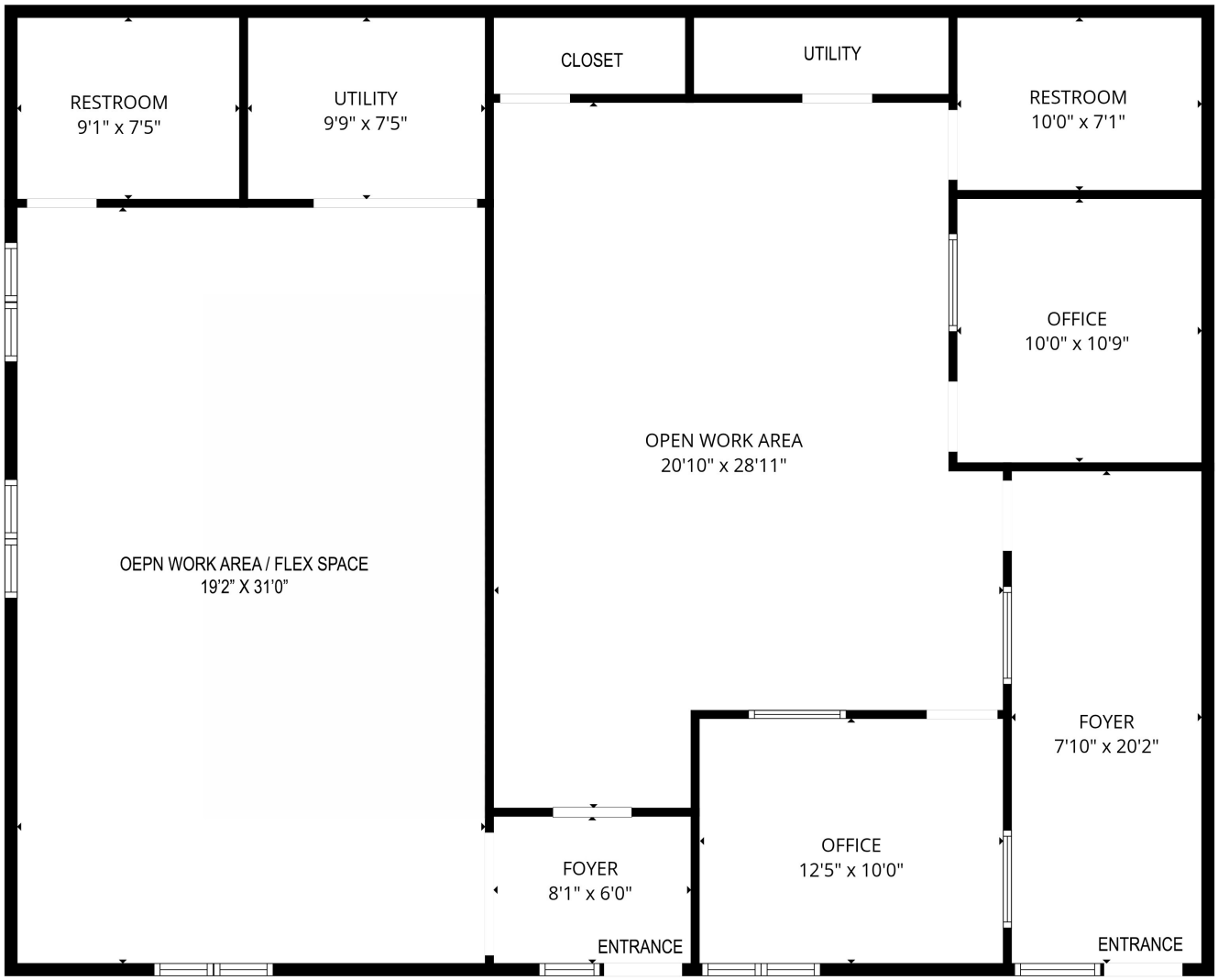
FLOOR PLAN



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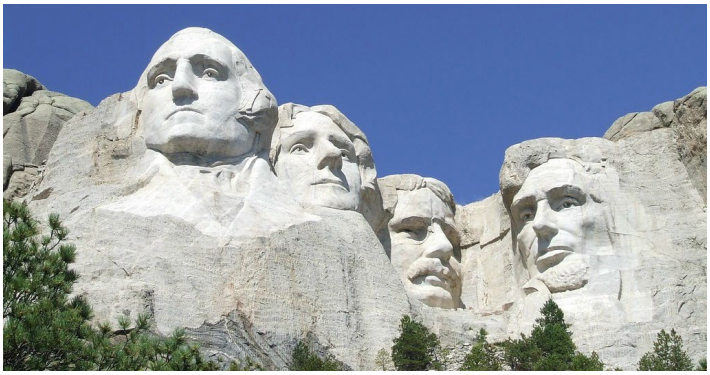
PHOTOS

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, Mount Rushmore, bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, $5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	$65,712

SD TOURISM 2024 STATISTICS	
Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	$398.7 M in Revenue

RAPID CITY

- **#1** AreaDevelopment–Leading Metro in the Plains
- **#4** Realtor.com–Emerging Housing Markets
- **#17** Milken Institute–Best-Performing Small City
- **#1** US Census–Fastest-Growing City in Midwest
- **#10** CNN Travel–Best American Towns to Visit
- **#33** WalletHub–Happiest Cities in America

SOUTH DAKOTA

- **#1** Business Tax Climate Index
- **#2** Fastest Job Growth
- **#3** Best States for Business Costs
- **#3** Business Friendliness
- **#5** Best States to Move To
- **#1** Most Stable Housing Markets
- **#2** States with Best Infrastructure
- **#3** Long-Term State Fiscal Stability
- **#4** Forbes Best States for Starting a Business

DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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