



DOWNTOWN OFFICES

BLOCK 6, 522 ST JOSEPH STREET
RAPID CITY, SD 57701

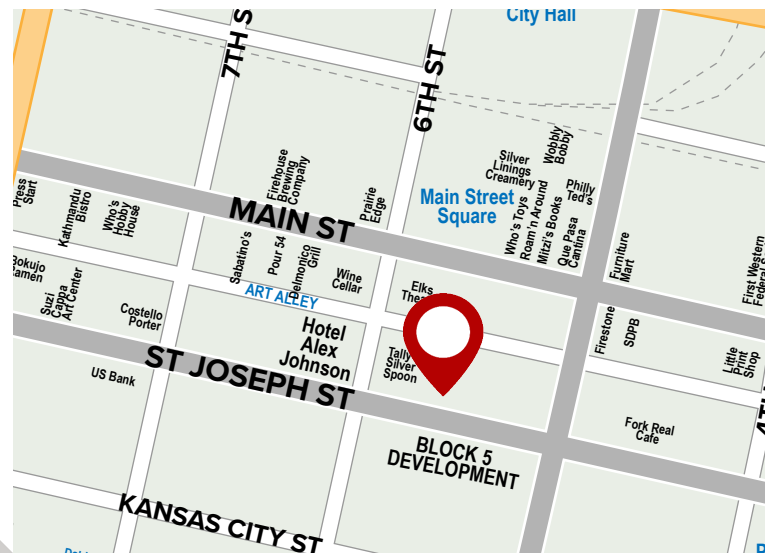
FOR LEASE



BLOCK 6, 2ND & 3RD FLOOR

- Scalable, newly renovated office space in former Duhamel Broadcasting offices.
- Multiple suites ranging from individual offices to larger multi-room suites.
- Common areas include street level lobby, elevator access, 3rd floor lobby/waiting area, kitchen and 2nd floor conference room.

80-1,173 SF - \$250-2,150 PER MONTH



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:

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.



BLOCK 6, 522 ST JOSEPH STREET RAPID CITY, SD 57701

PROPERTY DETAILS

LEASE INFORMATION

	3RD FLOOR	2ND FLOOR
SQFT:	160	1,013
Gross Rent:	See floor plan for rates	See floor plan for rates
Highlights:	<ul style="list-style-type: none">Newly renovated offices/storage spaceDivisible option-80sfMinimum 1-year termUpdated common areas - kitchenette, m/w restroomsAccess to 2nd floor shared conference roomViews of Block 5 development from the south facing offices	<ul style="list-style-type: none">Newly renovatedCommon area restrooms & shared conference roomScalable to need and budgetGreat for startups!



BUILDING HIGHLIGHTS

- Iconic building on the corner of 6th and St Joseph St. Former home to Duhamel Broadcasting.
- High traffic retail on first floor - Tally's Silver Spoon, Quilt Connection, Mary's Mountain Cookies, Heroes & Villains, and Darkwave Studio.
- Across from new Block 5 development - high density complex of luxury apartments, hotel and first floor retail
- Street parking or lot parking within 1-2 blocks. 2-hour parking 1 block away on Kansas City St.



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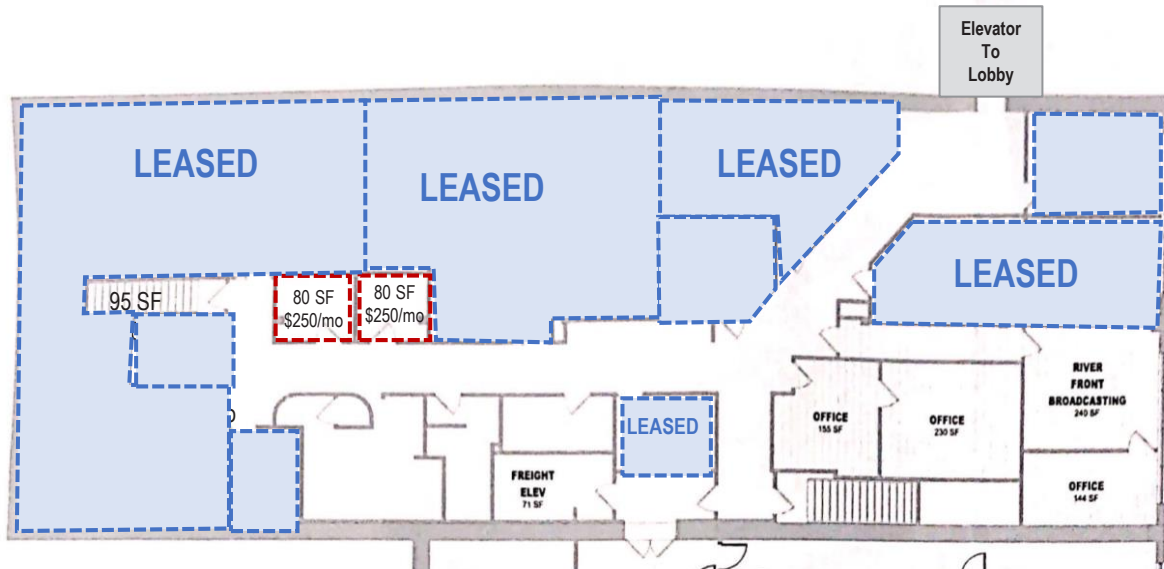
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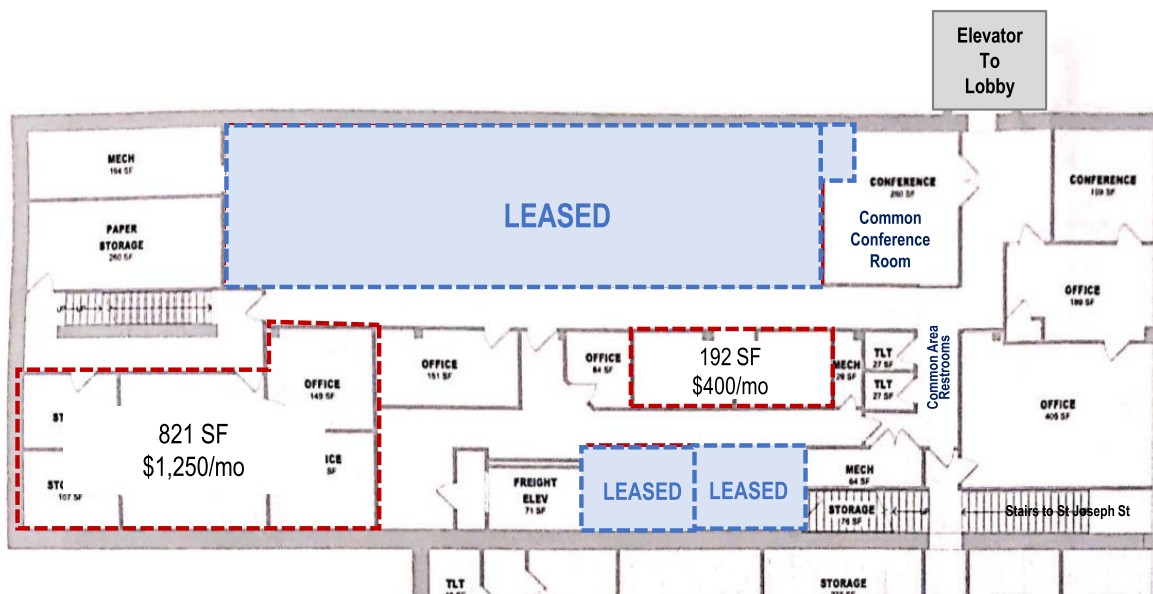
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FLOOR PLANS

3RD FLOOR



2ND FLOOR



PHOTOS





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

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

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

SOUTH DAKOTA

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