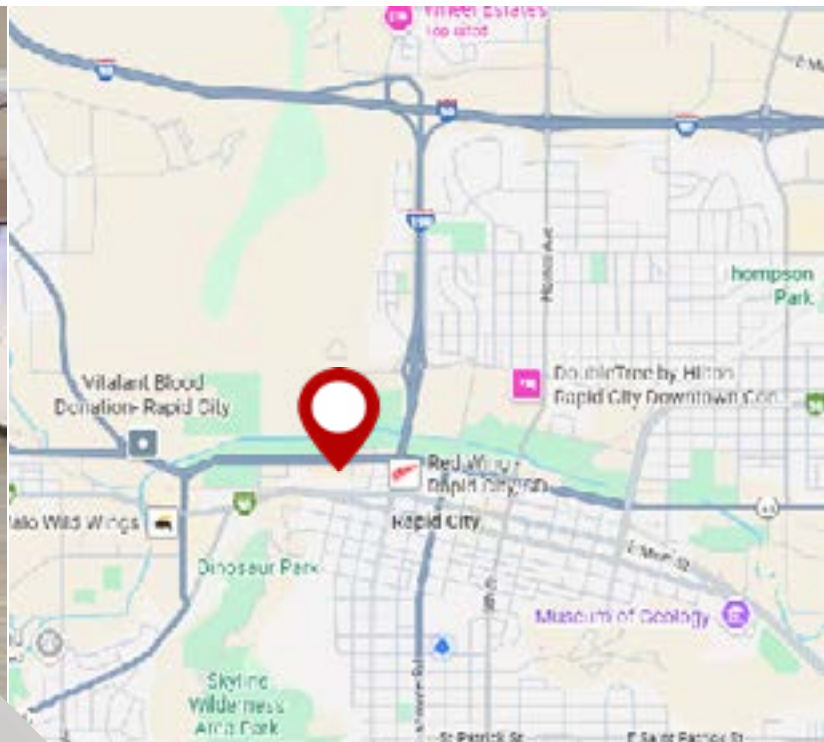


OFFICE FOR LEASE

1301 W OMAHA ST
RAPID CITY, SD 57701

FOR LEASE \$15.00/SF/YR NNN



OMAHA PLAZA | SUITE 212 - 1,865 SF



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

PROPERTY DETAILS

LEASE INFORMATION

SUITE 212

SQFT:	1,865
Base Rent:	\$15.00/SF/YR
NNN:	\$8.60/SF/YR w/utilities
Total:	\$23.60/SF/YR
Monthly:	\$3,667.83



SUITE 212 SUMMARY

- ▶ Prime location in **highly desirable, Class A Omaha Plaza** with retail suites on the 1st floor and professional services offices on the 2nd floor
- ▶ Premium 2nd floor **office suite with elevator access** located on high traffic artery Omaha Street, close to I-90 & Mt Rushmore Rd
- ▶ 1,865 SF with open concept workspace, conference room, storage room, and large break room/kitchenette
- ▶ Common area restrooms and lobby area
- ▶ Signage available on the building marquee signs along Omaha St.
- ▶ Easy, plentiful parking for employees & clients



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FLOOR PLAN



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 - 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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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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