ELK VALE PROFESSIONAL SERVICE SUITE

4040 CHEYENNE BOULEVARD, SUITE C
RAPID CITY, SD 57703

FOR LEASE $16.50/SF/YR GROSS

1,615 SF | 8 PRIVATE OFFICES | I-90 EXIT 61

EXCLUSIVELY LISTED BY:

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Leasing Agent
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RAPID CITY COMMERCIAL REAL ESTATE

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Keller Williams Realty Black Hills

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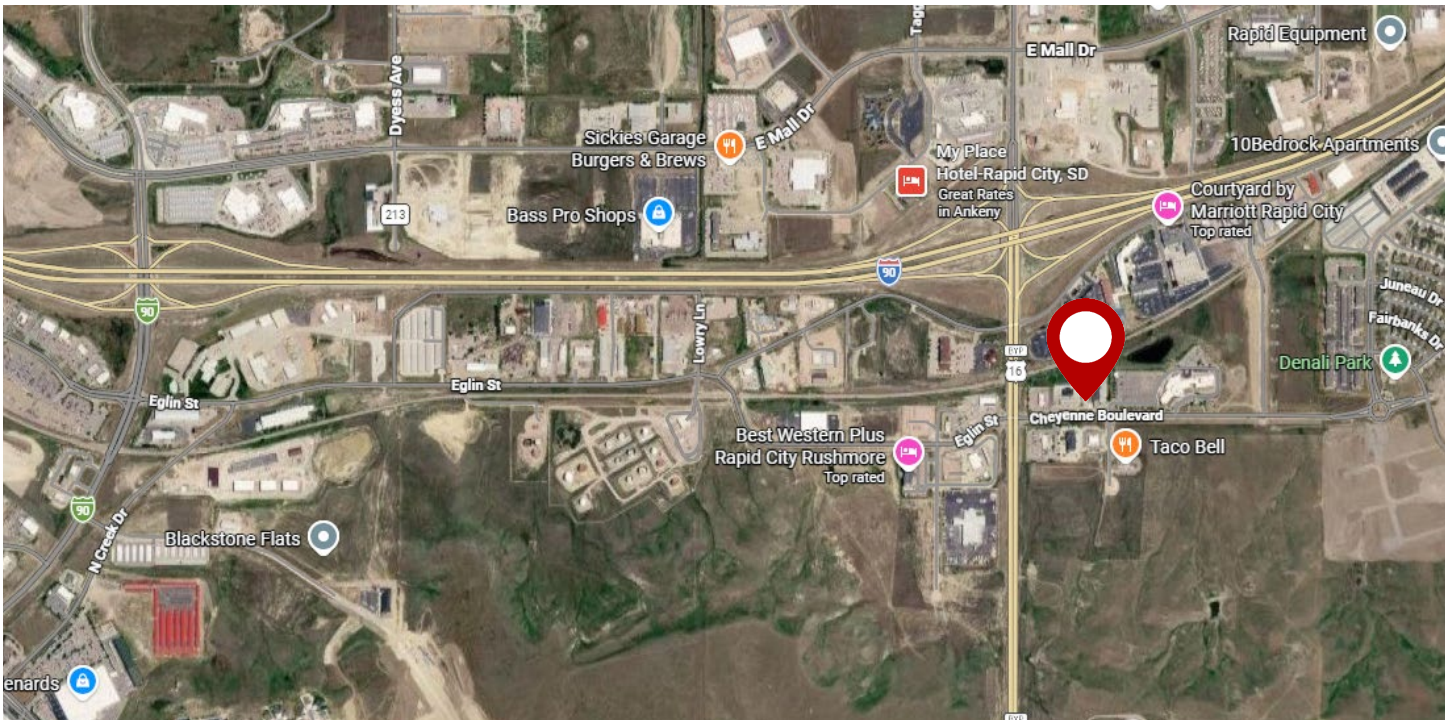
PROPERTY DETAILS

SITE & BUILDING INFORMATION	
Suite Size	1,615 SF
Office/Room Count	8
Restrooms	Common area
Breakroom	Yes
Zoning	General Commercial
Parking	Shared
Traffic Count	20,689 vehicles per day (2024 MPO)
Signage	Channel Lit
Utilities	All public
LEASING DETAILS	
Base Rent	$16.50/SF/YR Gross
Trash	$100.00/MO
Utilities	Tenant responsible for gas & electricity
Monthly Rent	$2,220.63

LEASE HIGHLIGHTS

- 1,615 SF multi-room professional suite for client-facing service operations
- Reception area with built-in front desk and waiting space
- 8 private offices / treatment rooms for medical, wellness, salon, counseling, or specialty service use
- In-suite kitchenette
- Common area restrooms
- Glass-partitioned corridor layout with modern finishes
- Durable finished concrete flooring throughout
- Attached to Baymont by Wyndham within a dense hospitality cluster of national hotel brands, creating consistent year-round guest traffic
- Along the Elk Vale commercial corridor with 20,689 vehicles per day and direct access to I-90 Exit 61



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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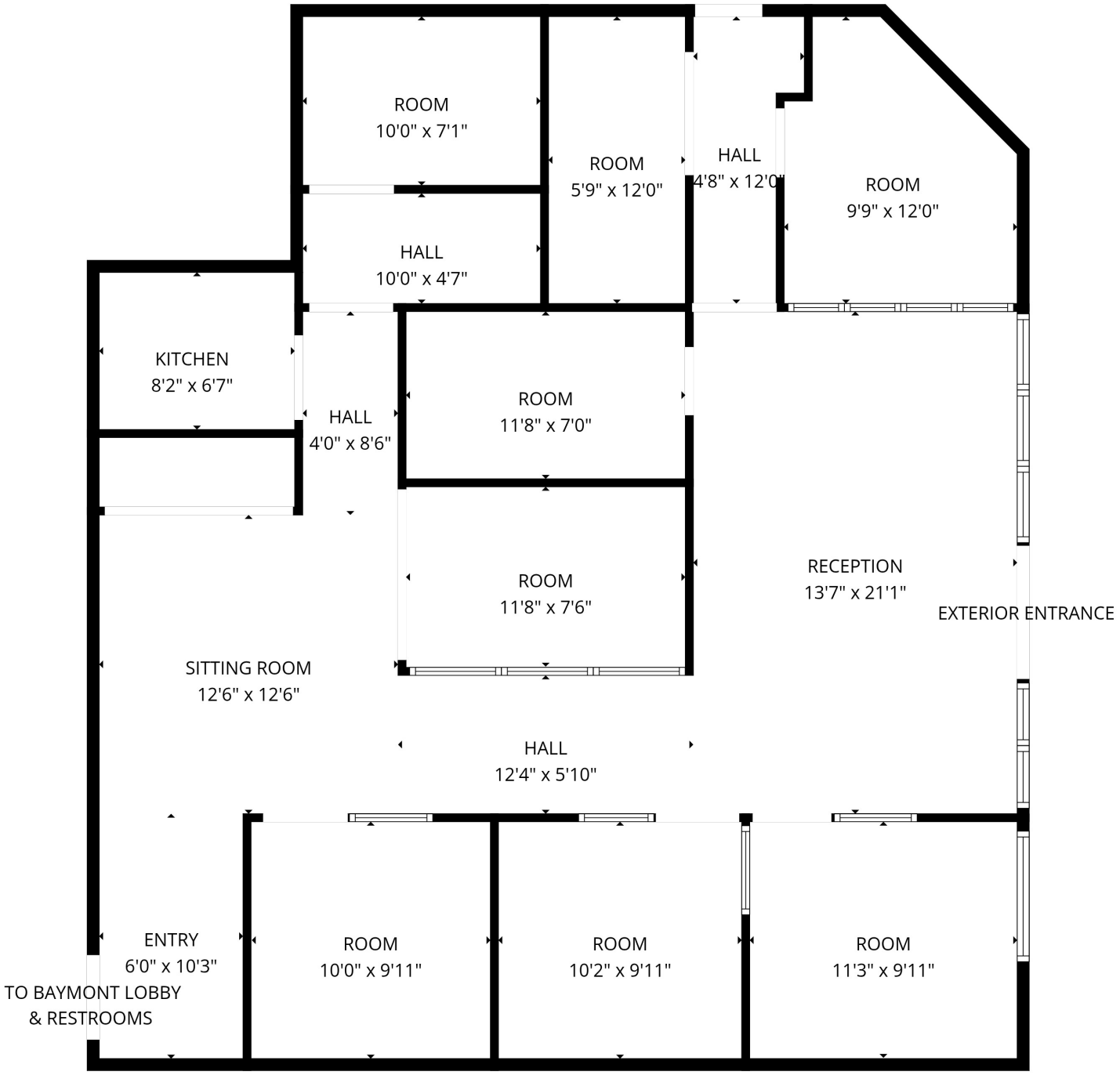
FLOOR PLAN



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PHOTOS

4040 CHEYENNE BOULEVARD, SUITE C
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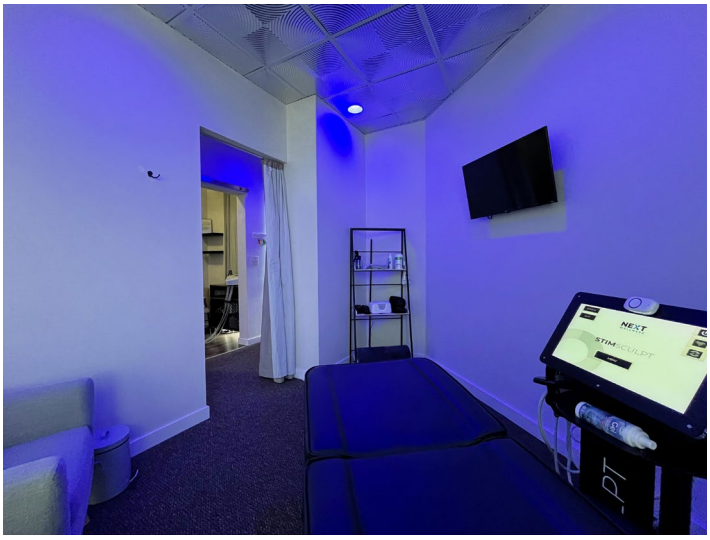
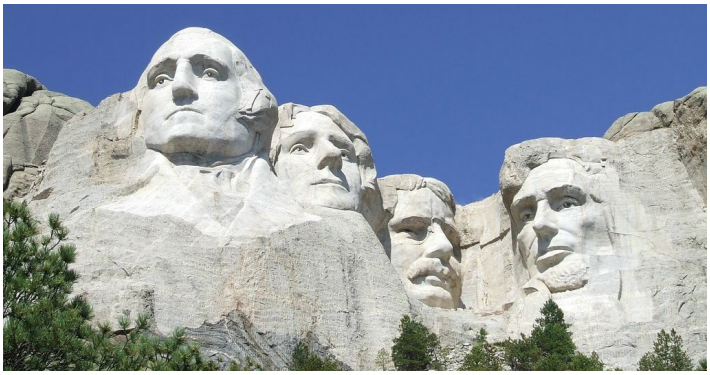
ROOM PHOTOS



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

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