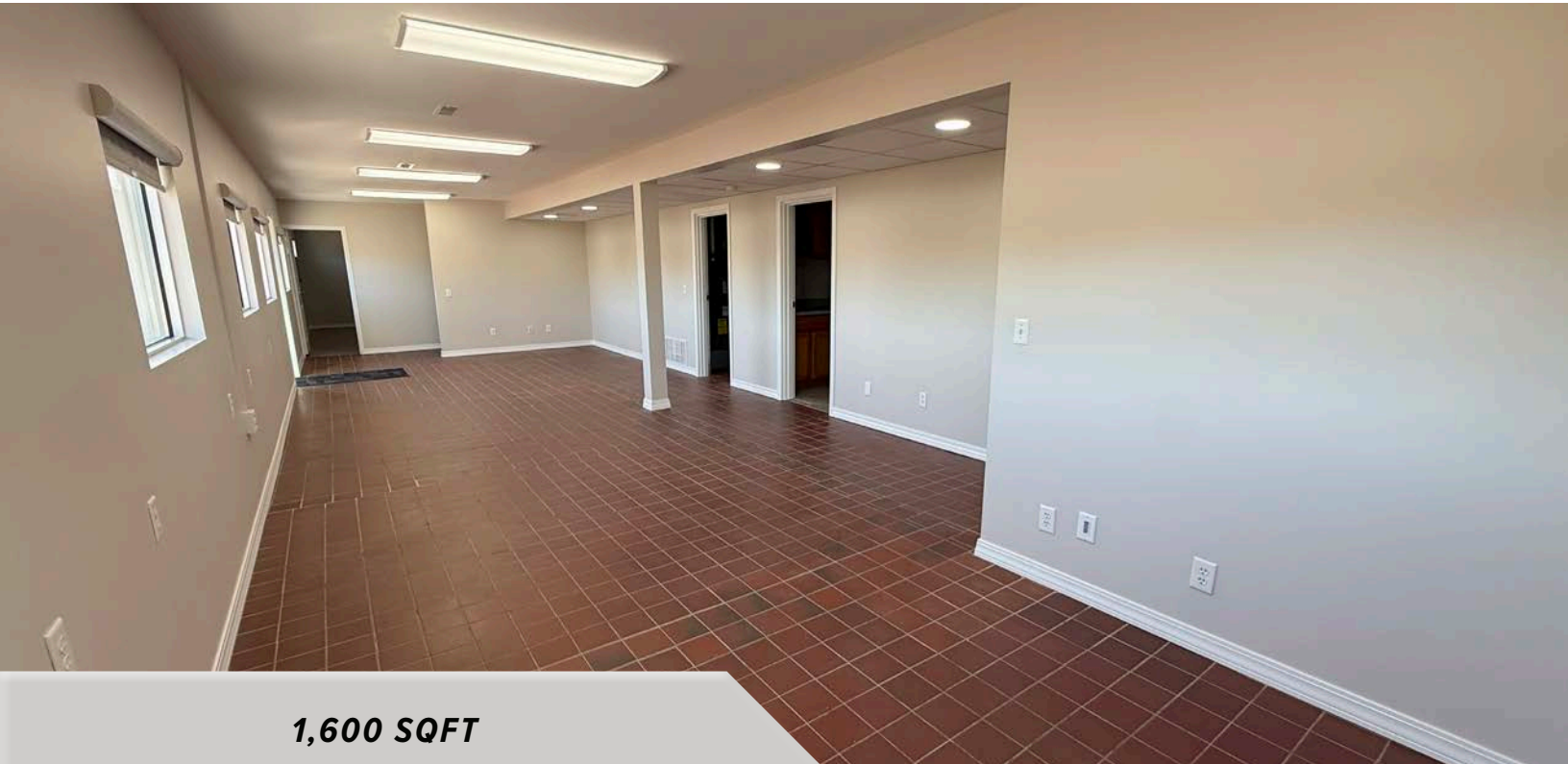


# OFFICE FOR LEASE

4761 STURGIS ROAD

RAPID CITY, SD 57702

**FOR LEASE \$15.00/SF/YR GROSS**



**1,600 SQFT**



EXCLUSIVELY LISTED BY:

**Gina Plooster**

Leasing Agent

605.519.0749

[gina@rapidcitycommercial.com](mailto:gina@rapidcitycommercial.com)

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

4761 STURGIS ROAD  
RAPID CITY, SD 57702

**PROPERTY DETAILS**

**LEASE INFORMATION**

**4761 STURGIS ROAD**

SQFT:	1,600
Base Rent:	\$15.00/SF/YR
Monthly Rent:	<b>\$2,000.00</b>
Utilities:	Tenant responsibility

**PROPERTY HIGHLIGHTS**

- ±1,600 square feet of turn-key versatile space with large private office, conference room, kitchenette and utility/storage rooms
- Updated finishes - new paint throughout, new window treatments - with ample natural light and energy-efficient LED lighting
- Break area with counter space, sitting area, and upper/lower cabinets
- Restroom with shower
- Washer/dryer hook up in large storage room
- Ground-level access with private entrance
- Lighted sign with high traffic exposure along Sturgis Road
- Located minutes from I-90, Exit 55, and Deadwood Avenue business corridor
- Ideal for professional services, contractors, or small business operations
- Available immediately
- 3-year term preferred

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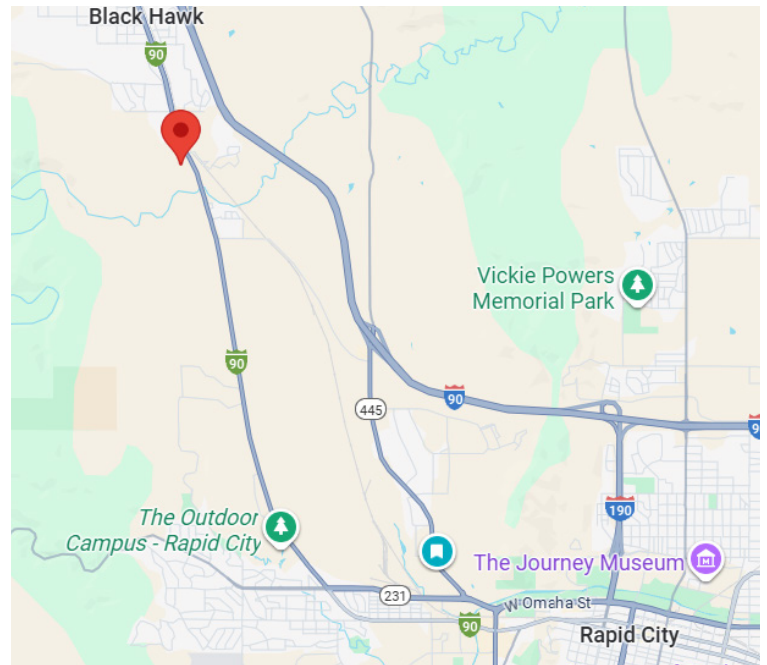


Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



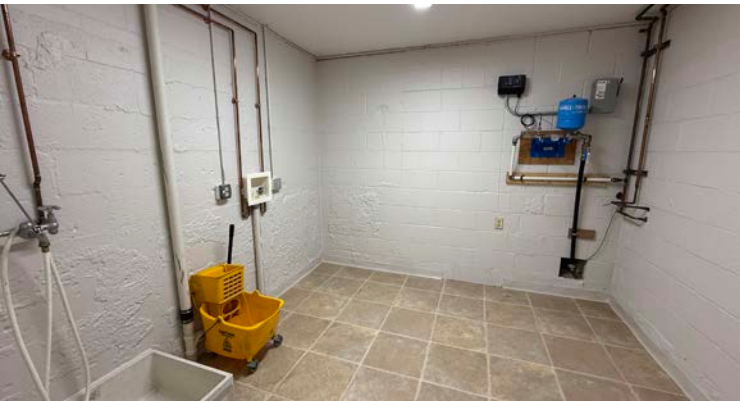
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**FLOOR PLAN**



4761 STURGIS ROAD  
RAPID CITY, SD 57702

**PHOTOS**



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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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