



# PROFESSIONAL OFFICE SPACE

426 ST JOSEPH STREET  
RAPID CITY, SD 57701

**FOR LEASE \$1,500-\$3,000/Mo**



**1ST & 2ND FLOOR OFFICE SPACE AVAILABLE**

KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

*EXCLUSIVELY LISTED BY:*

**Gina Plooster**

*Leasing Agent*

**605.519.0749**

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OVERVIEW

PROPERTY HIGHLIGHTS

- ▶ Convenient downtown location at 5th & St Joseph Street, inside the iconic Stockgrowers Association building
- ▶ 1st floor turn-key office includes two private offices and front reception with common area restrooms and shared meeting room
- ▶ 2nd floor turn-key office includes a large conference room, several individual offices, M/W restrooms, kitchenette, reception/waiting area, and access to a shared larger conference room on the 1st floor
- ▶ The interior has newly painted walls and recently cleaned carpets
- ▶ Great spot for a professional services business just getting starting and needing room to grow quickly
- ▶ Permit parking available in parking lot or street parking
- ▶ Free two hour parking for clients.



LEASE INFORMATION

	1ST FLOOR	2ND FLOOR
SQFT:	572 SF	3,500 SF
Monthly:	\$1,500/Mo	\$3,000/Mo

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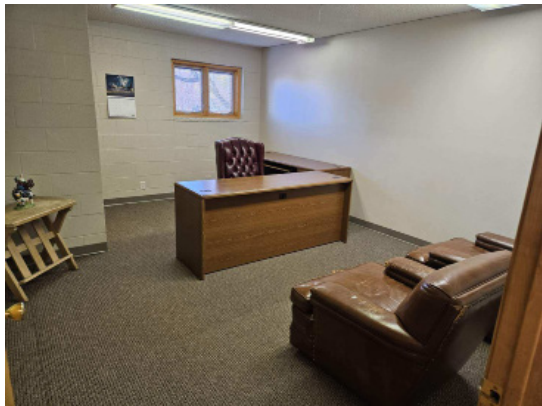
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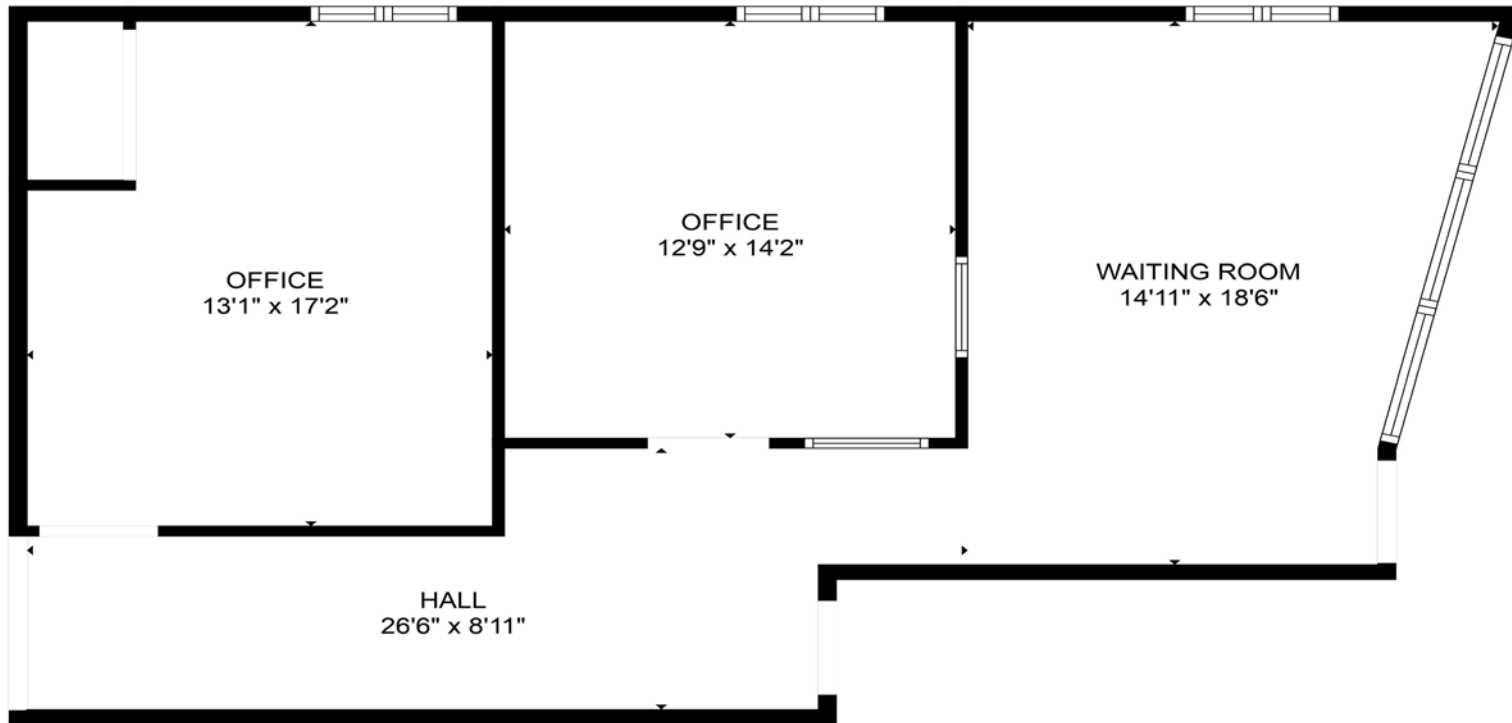
**1ST FLOOR - PHOTOS**





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**1ST FLOOR - FLOORPLAN**



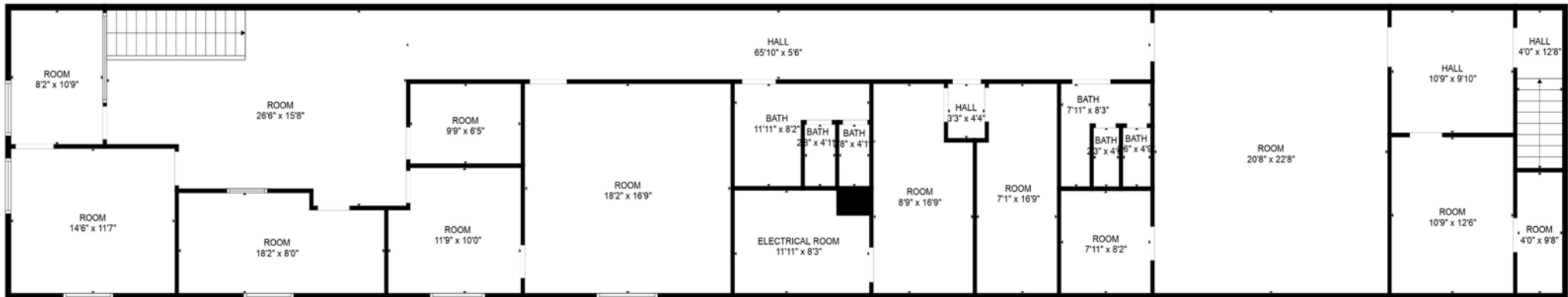
**2ND FLOOR - PHOTOS**





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**2ND FLOOR - FLOORPLAN**





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

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 WalletHub–Best Places to rent

- #4 CNN Money–Best Place to Launch a Business
- #11 Forbes–Best Small City for Business

- #4 Wall Street Journal–Emerging Housing Markets
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #2 Best Business Climate in the US
- #2 Business Tax Climate by the Tax Foundation

- #1 America's Friendliest State for Small Business
- #2 Best State for Quality of Life
- #3 US News Fiscal Stability 2019 list

- #2 Best State for Small Business Taxes
- #2 Best State for Overall Well-Being and Happiness
- #3 Small Business Policy Index 2018 list