



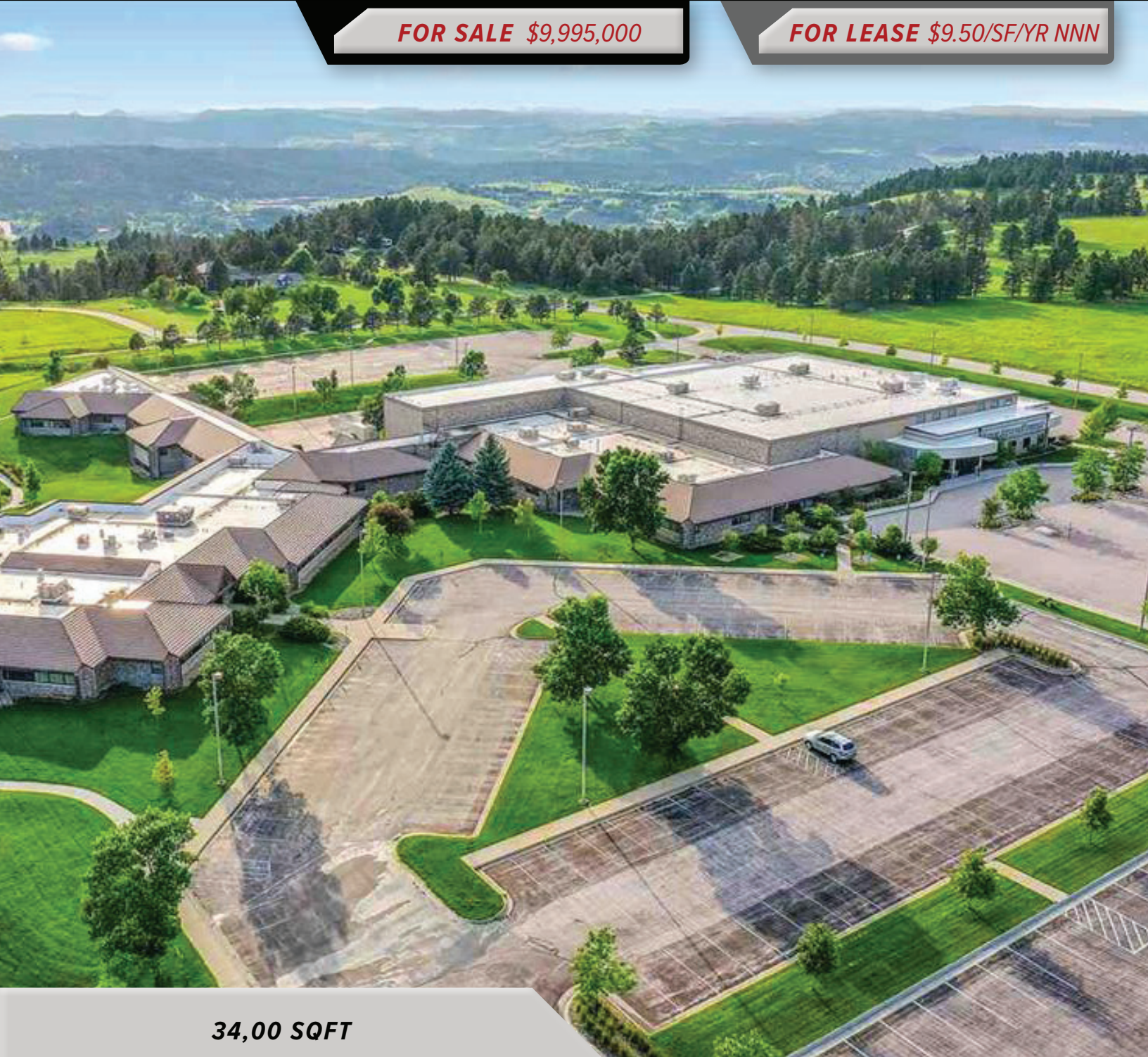
DELUXE OFFICE CAMPUS

5301 MOUNT RUSHMORE ROAD
RAPID CITY, SD 57701

VIP
PROPERTIES

FOR SALE \$9,995,000

FOR LEASE \$9.50/SF/YR NNN



34,00 SQFT

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:

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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.

PROPERTY DETAILS



PROPERTY INFORMATION

| | |
|--------------------|--|
| Building Size: | 96,411 SF |
| Lot Size: | 12.17 Acres |
| Zoning: | Business Park District |
| Parking: | 350+ Spaces |
| Tax ID: | 61186 |
| Year Built: | 1995 |
| Tax ID: | 45682 |
| Legal Description: | RUSHMORE REGIONAL INDUSTRIAL PARK; BLOCK 2; LOT 11 Township 1 North, Range 8 East, Section 4 |
| Water: | Rapid City |
| Sewer: | Rapid City |
| Electric: | Black Hills Powet |
| Gas: | Montana-Dakota Utilities |

PROPERTY OVERVIEW

96,411 SF on a 12.17-acre campus which includes extensive parking, park-like setting with walking paths, and easy access to all of Rapid City. Commercial activity and traffic counts in this area are exploding due to new construction, including a regional VA clinic, Monument Health Orthopedic Hospital, Black Hills Energy Headquarters, and multiple hospitality properties.

INVESTMENT HIGHLIGHTS

- ▶ Easily divisible into 5 suites/spaces
- ▶ Formally was National American University administration and campus.
- ▶ Easy access to downtown Rapid City and on the main corridor to the Black Hills
- ▶ Zoned Business Park District
- ▶ Frontage traffic volume—18,293/day

PROPERTY DETAILS



96,000 + SF

**BUILDING
INFORMAMTION**

Cooling: Refrig. C/Air

Heating: Natural Gas
Electric
Forced Air

Construc-
tion: Concrete block
Wood Frame

350+ spaces of on-site parking

125+ Offices

25+ meeting rooms

15+ classroom

12+ Acres

5 entrances

2 loading docks

.5 mile walking path

Total Property

Suite 1— 30,147 sqft

Suite 2— 23,750 sqft

Suite 3— 13,163 sqft

Suite 4— 11,026 sqft

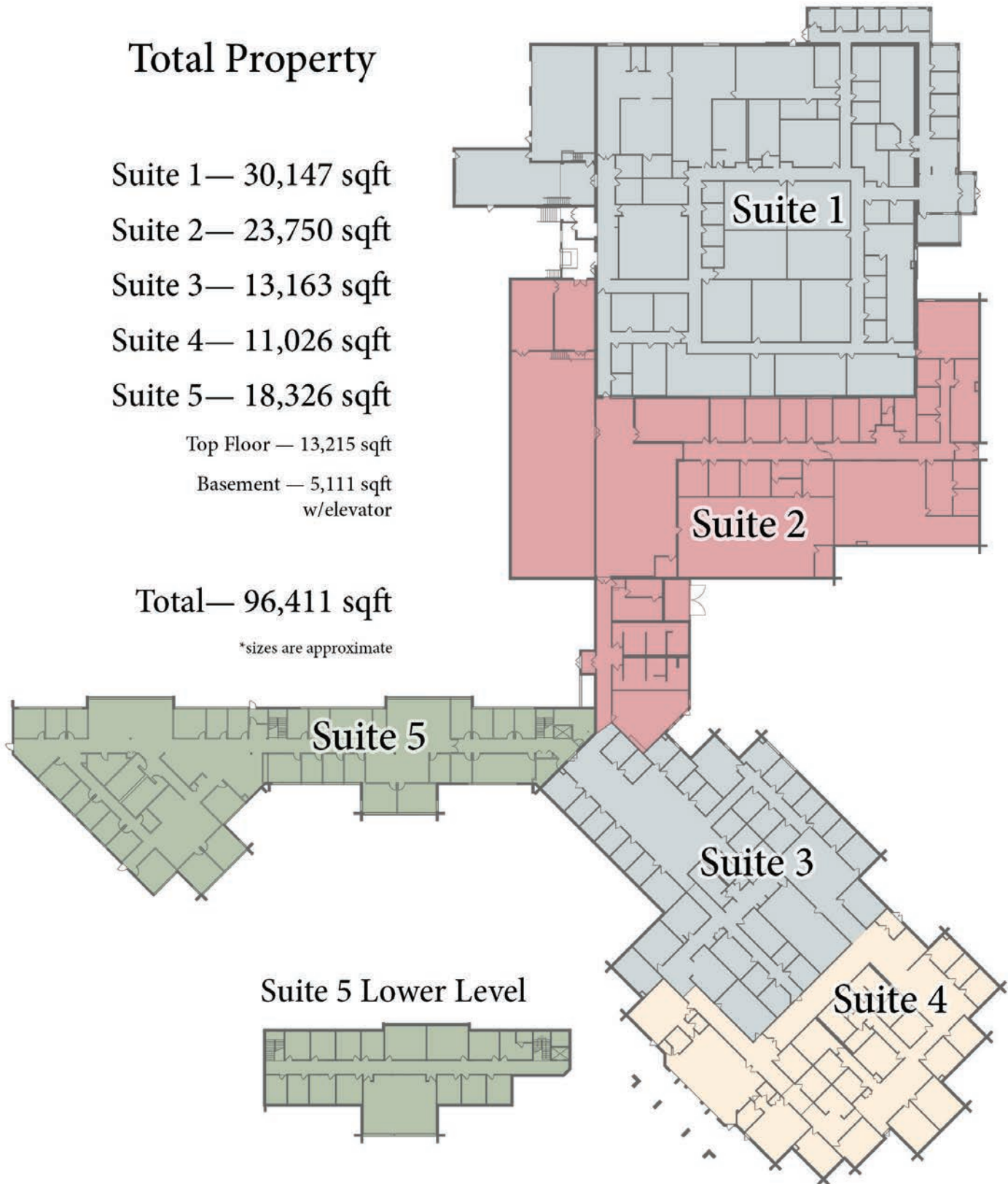
Suite 5— 18,326 sqft

Top Floor — 13,215 sqft

Basement — 5,111 sqft
w/elevator

Total— 96,411 sqft

*sizes are approximate



FLOORPLAN - FOR LEASE

Suites for Lease

Suite 1— 30,147 sqft

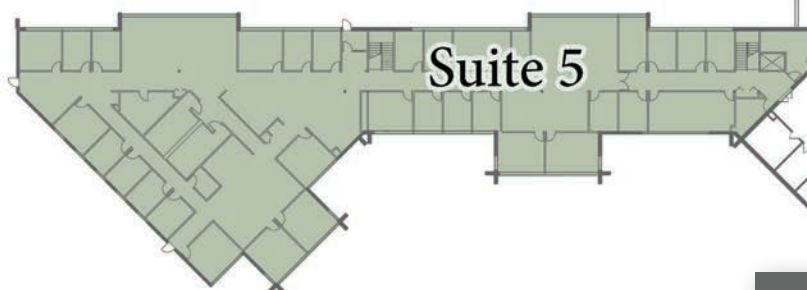
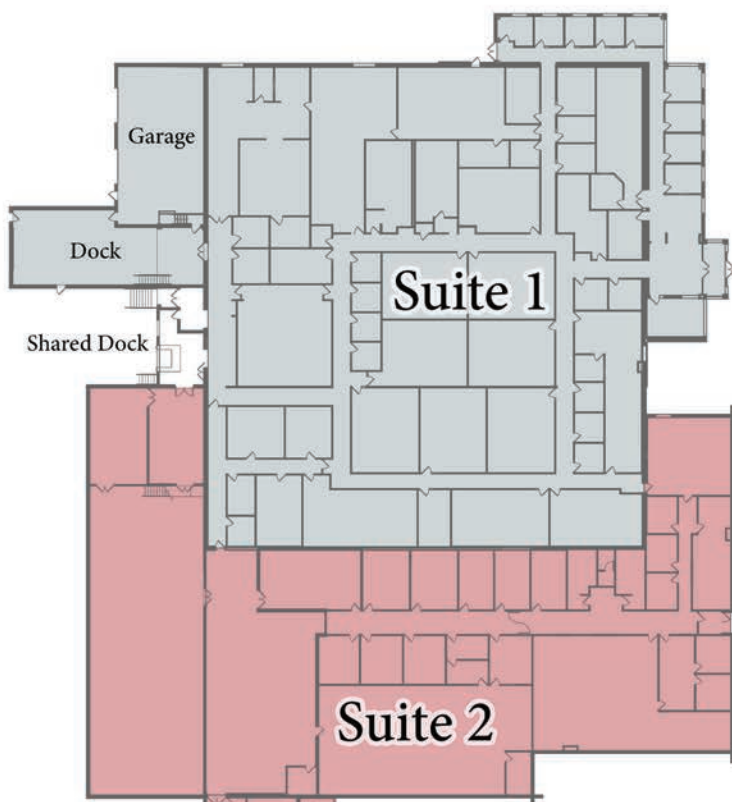
Suite 2— 23,750 sqft

Suite 5— 18,326 sqft

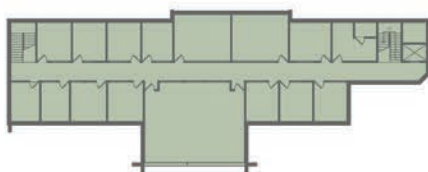
Top Floor — 13,215 sqft

Basement — 5,111 sqft
w/elevator

*sizes are approximate



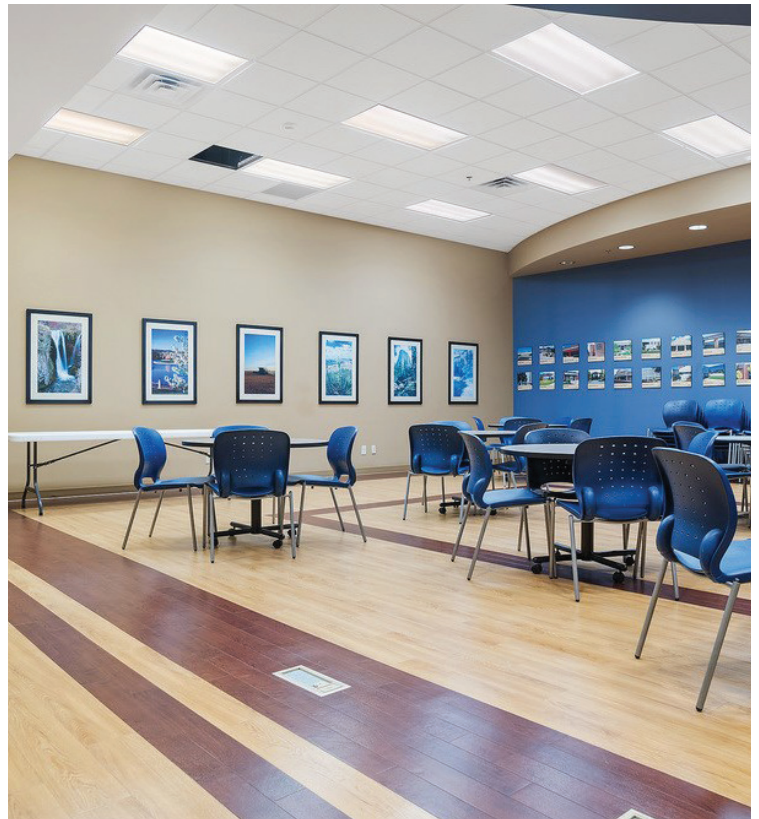
Suite 5 Lower Level



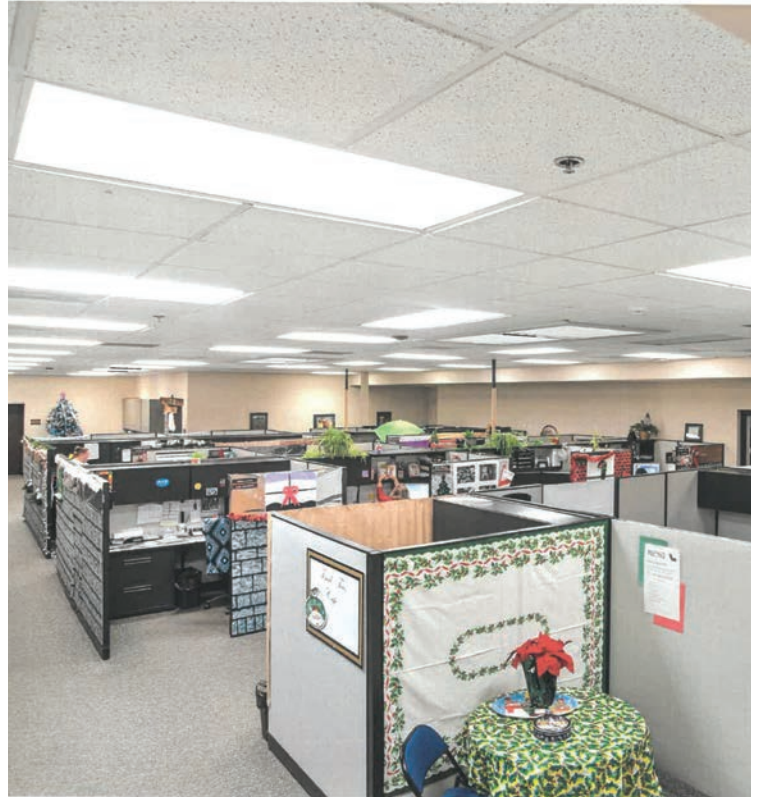
LEASE INFORMATION

Rent: \$9.50/SF/YR NNN +Utilities

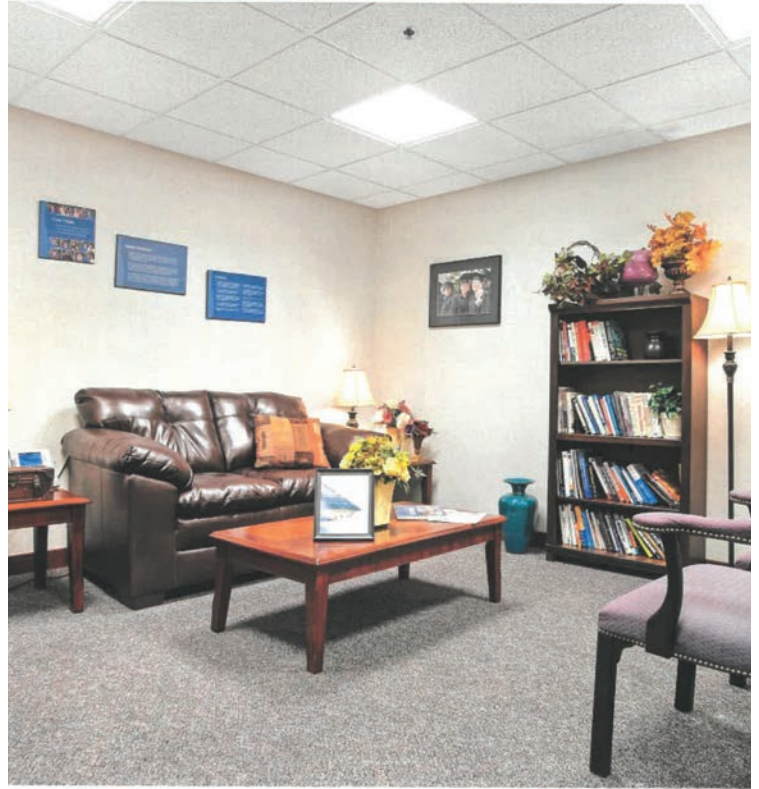
SUITE 1



SUITE 2



SUITE 3

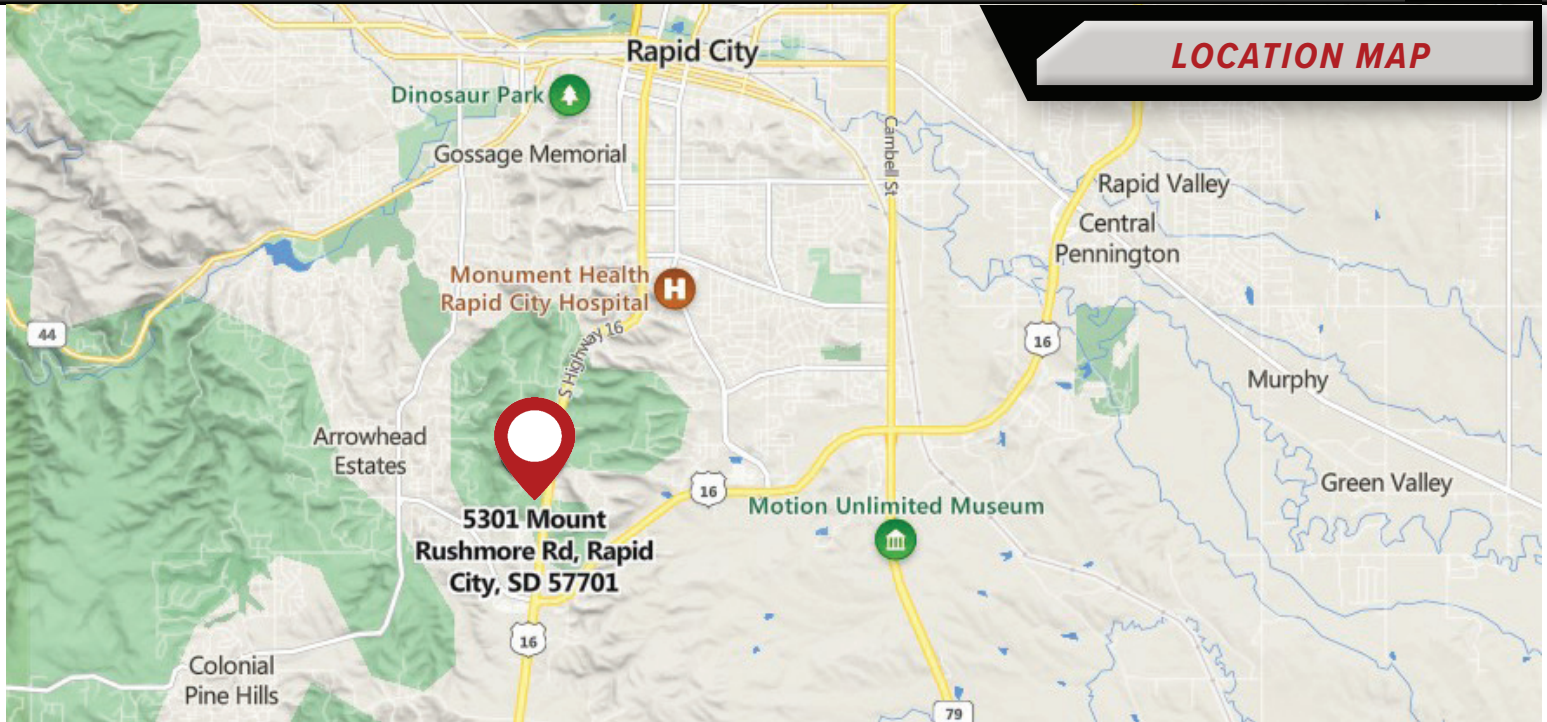


SUITE 4



SUITE 5





LOCATION MAP



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