



DOWNTOWN OFFICE SPACE

304 MAIN STREET
RAPID CITY, SD 57701

FOR LEASE \$12.00/SF/YR NNN



LEASE INFORMATION

Office Size:	2,275 SF
Lease Rate:	\$12.00 /SF/YR
Est. NNN:	\$4.99 /SF/YR

Monthly Rent: \$3,221.02 + utilities

PROPERTY HIGHLIGHTS

- ▶ Great visibility on the corner of 3rd and Main Street!
- ▶ 5-6 private offices
- ▶ Space is completed with a receptionist desk, conference room, kitchenette/ break room, and plenty of storage.
- ▶ Free 2 hour parking for clients and tenant parking on 3rd Street, north of the office complex.
- ▶ Walking distance to great amenities - Tuscany Square, various restaurants and coffee shops
- ▶ Updated paint & lighting throughout

OFFICE IN URBAN COMMERCIAL DISTRICT

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

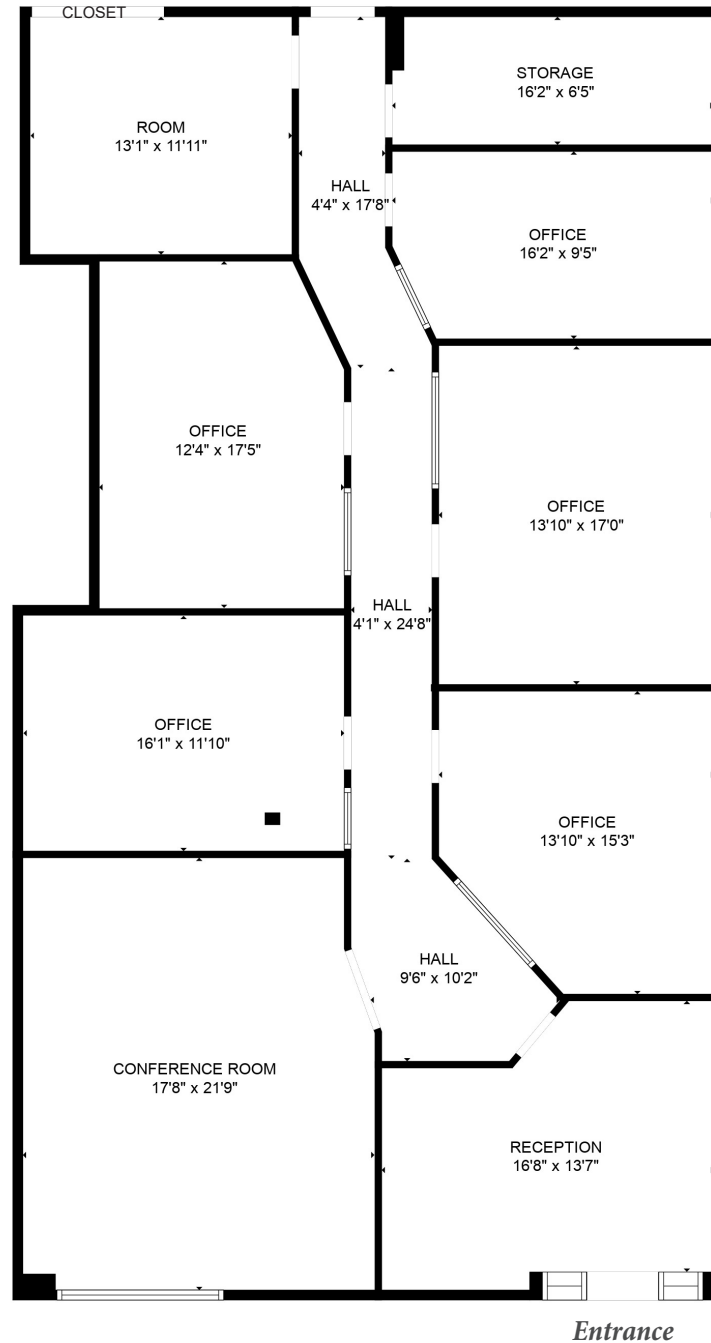
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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase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

FLOORPLAN



MAIN STREET

PHOTOS



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



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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KW RAPID CITY COMMERCIAL

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Each Office Independently Owned and Operated

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