



OFFICE SUITES FOR LEASE

401 3RD STREET
RAPID CITY, SD 57701

FOR LEASE \$400-\$600/MO



LEASE INFORMATION

	SUITE 6	SUITE 6A	SUITE 7	SUITE 8
SQFT:	555 SF	450 SF	450 SF	650 SF
Monthly:	\$600 + utilities	\$400 + utilities	\$400 + utilities	\$550 + utilities
Highlights:	- Two office spaces - Storage closet - Private restroom with shower	- Loft/studio space with a window - Positioned in a private area	2nd floor next to common area waiting room - One private office, two connected office spaces with windows	- Two offices & reception - Small closet/storage room

OFFICE SUITES - 450-650 SF

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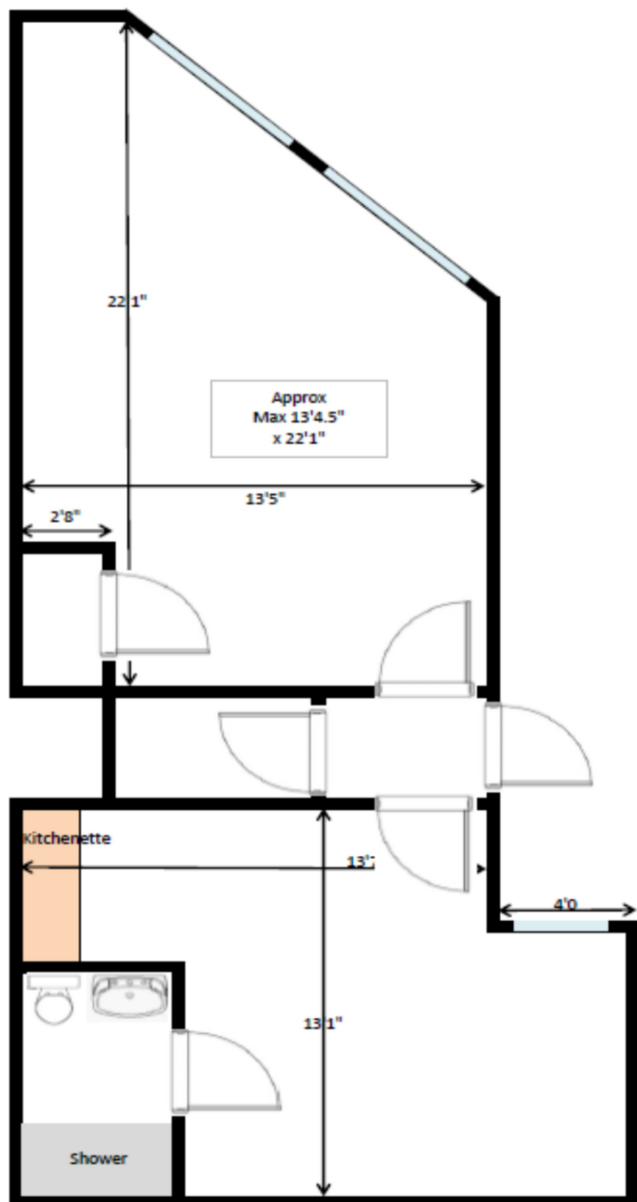
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

SUITE 6

LEASE INFORMATION

SQFT: *555 SF*

Monthly Rent: *\$600 + utilities*



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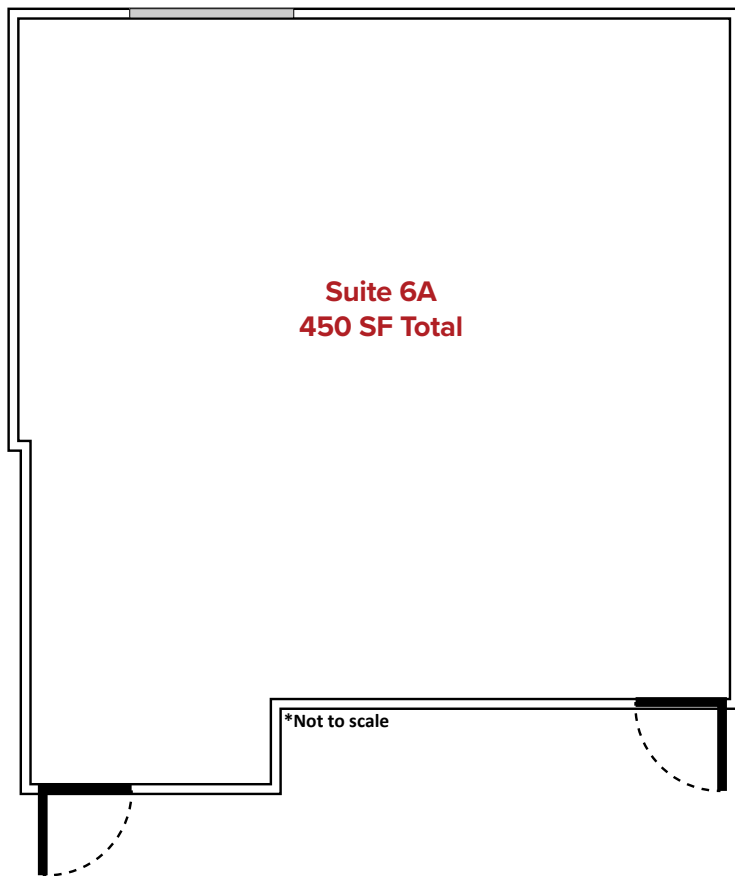
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SUITE 6A

LEASE INFORMATION

SQFT:	450 SF
Monthly Rent:	\$400 + utilities



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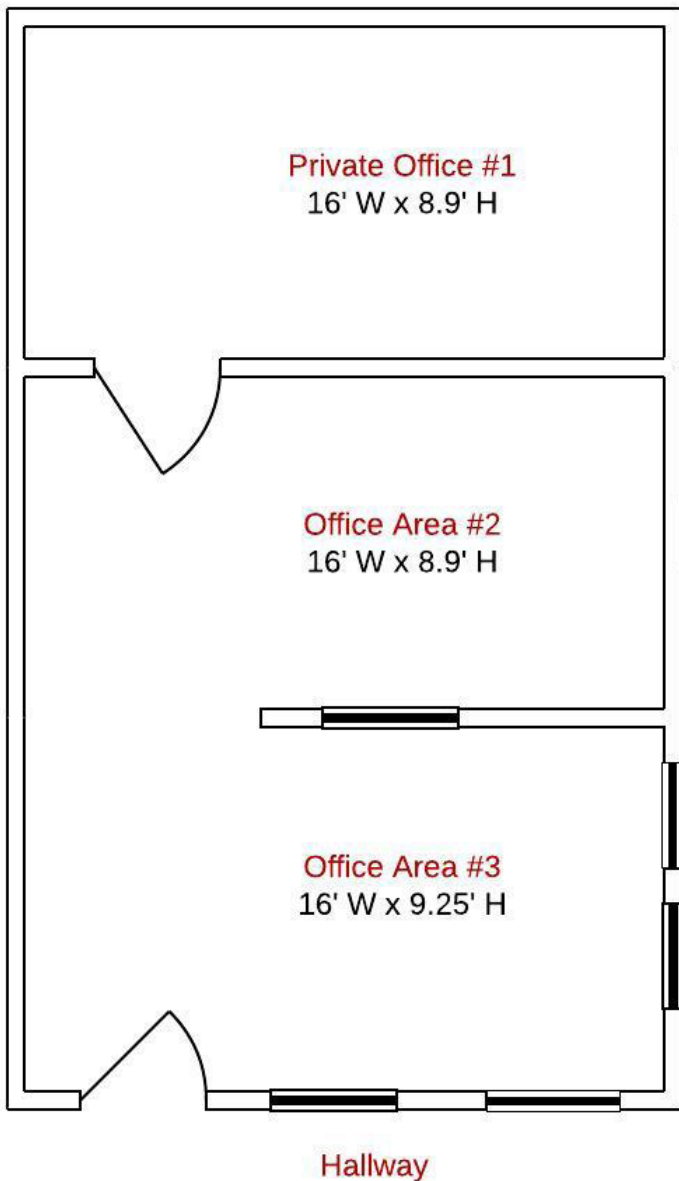
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SUITE 7

LEASE INFORMATION

SQFT:	450 SF
Monthly Rent:	\$400 + utilities



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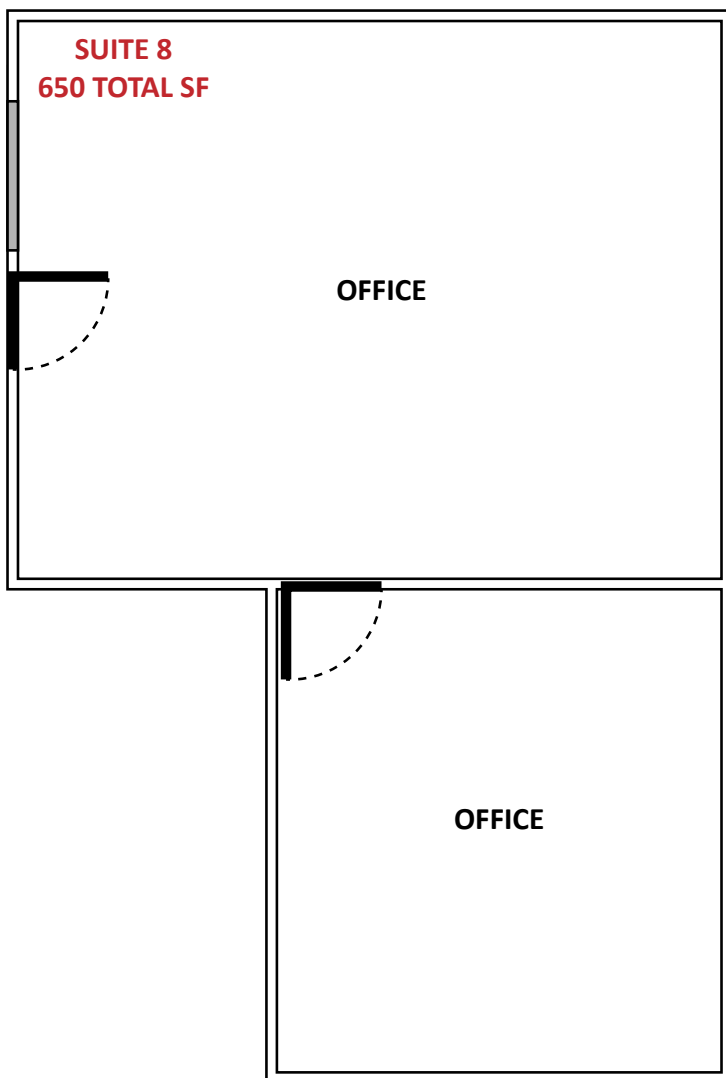
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SUITE 8

LEASE INFORMATION

SQFT:	650 SF
Monthly Rent:	\$550 + utilities



*Not to scale

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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 - 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
- #1 US Census–Fastest-Growing City in Midwest
- #4 Realtor.com–Emerging Housing Markets
- #10 CNN Travel–Best American Towns to Visit
- #17 Milken Institute–Best-Performing Small City
- #33 WalletHub–Happiest Cities in America

SOUTH DAKOTA

- #1 Business Tax Climate Index
- #1 Most Stable Housing Markets
- #2 Fastest Job Growth
- #2 States with Best Infrastructure
- #3 Best States for Business Costs
- #3 Long-Term State Fiscal Stability
- #3 Business Friendliness
- #4 Forbes Best States for Starting a Business
- #5 Best States to Move To



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