



OFFICE FOR LEASE
 912 E PHILADELPHIA STREET
 RAPID CITY, SD 57701

FOR LEASE \$10.56/SF/YR NNN



PROPERTY HIGHLIGHTS

- ▶ Quiet, affordable office on the south side of Dakota Market Square
- ▶ Clean finishes, m/w restrooms and a kitchenette
- ▶ Large room near entrance could be used as a showroom or collaborative work space.
- ▶ Plenty of parking, close to restaurants, shopping and 1.5 miles from I-90

LEASE INFORMATION

SF	1,750
Base Rent:	\$10.56/SF/YR
NNN:	\$2.75/SF/YR
Total Rent:	\$13.31/SF/YR
Monthly:	\$1,941.04

1,750 SF

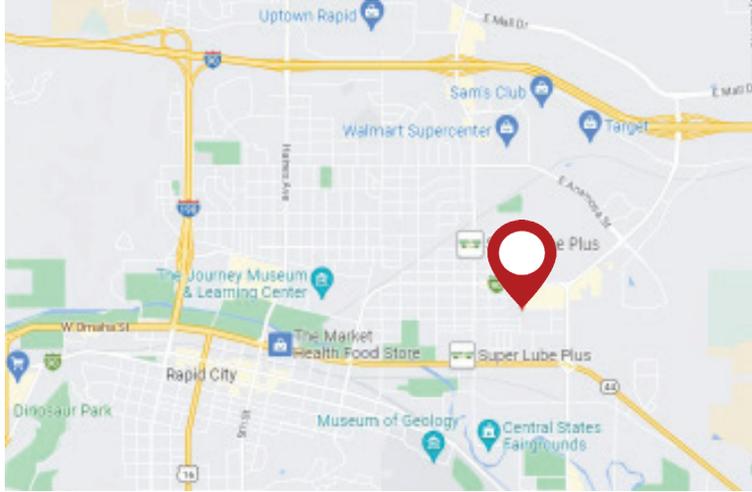
KW Commercial
 Your Property—Our PrioritySM
 2401 West Main Street, Rapid City, SD 57702
 605.335.8100 | www.RapidCityCommercial.com
 Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
 Commercial Broker
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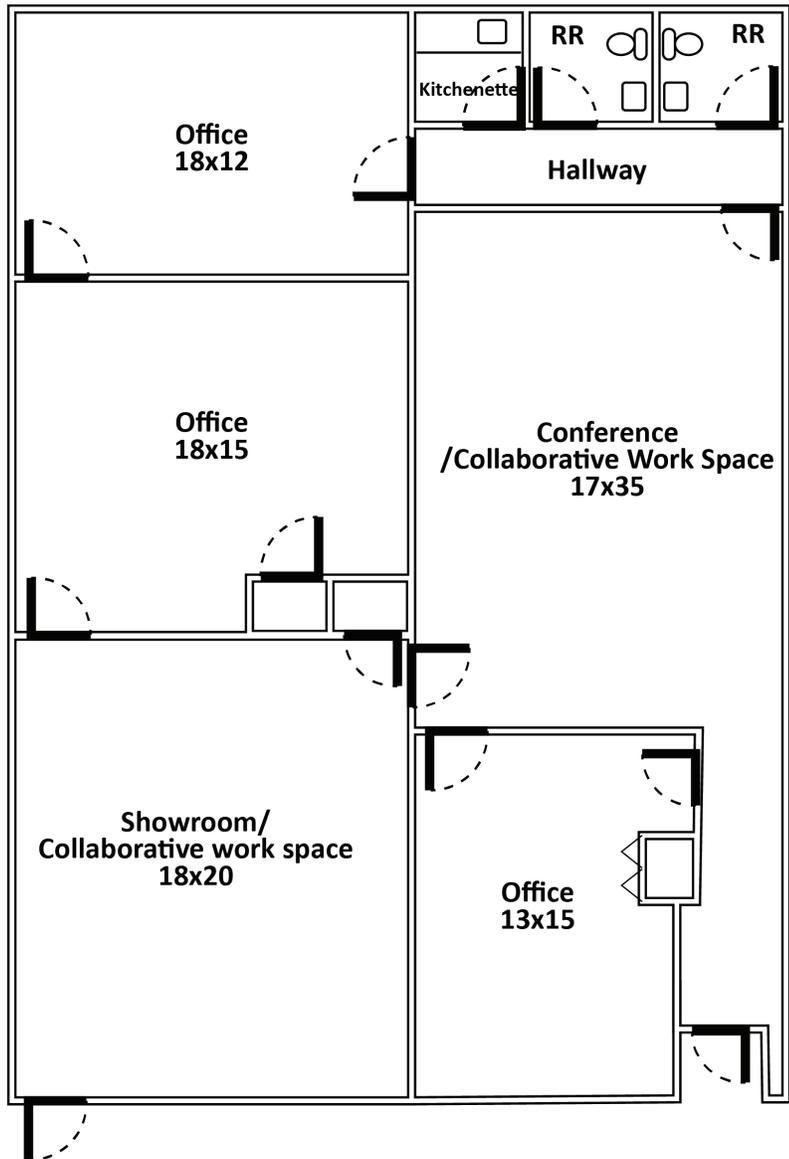
Gina Plooster
 Leasing Agent
 605.519.0749
 gina@rapidcitycommercial.com

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

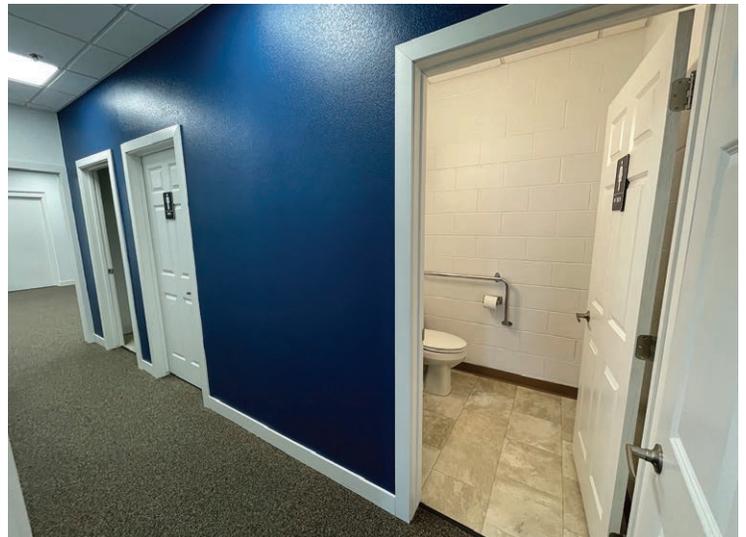
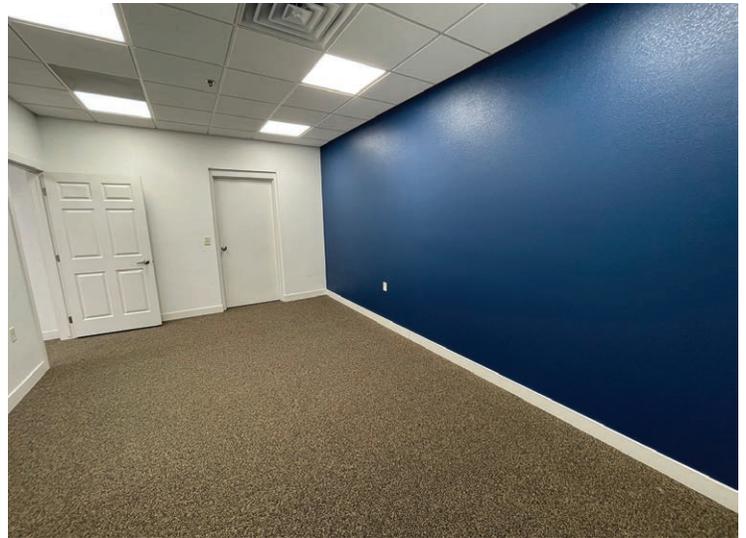
35'



50'

Not to Scale

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