

Deluxe Office Campus

5301 Mount Rushmore Road
Rapid City, SD 57701

Price: \$9,995,000



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VIP PROPERTIES

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SECTION I

Property Information



PROPERTY SUMMARY

5301 MOUNT RUSHMORE ROAD



Property Summary

| | |
|--------------|-----------------------------|
| Address1: | 5301 Mount Rushmore Road |
| Address2: | Rapid City, SD 57701 |
| Building SF: | 99,605 |
| Lot Size: | 12.17 Acres |
| Parking: | |
| Price: | \$9,995,000 |
| Tax ID: | 61186 |
| Year Built: | 1995 |
| Zoning: | |

Property 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

Location Overview

96,411 SF on a 12.17-acre campus which includes extensive parking, park-like setting, and easy access to downtown Rapid City. Commercial activity and traffic count in this sector is on a sharp incline due to new construction in the area within the past few years, including a regional VA clinic, Monument Health Orthopedic Hospital, Black Hills Energy Headquarters, and multiple hospitality properties.

PROPERTY DETAILS

5301 MOUNT RUSHMORE ROAD



Building Information

| | | | |
|----------------|----------------|--------------------------------|--|
| | | 96,000 + SF | |
| Cooling: | Refrig. C/Air | 350+ spaces of on-site parking | |
| | | 125+ Offices | |
| Heating | Natural Gas | 25+ meeting rooms | |
| | Electric | 15+ classroom | |
| | Forced Air | 12+ Acres | |
| Water & Sewer: | Rapid City | 5 entrances | |
| Construction: | Concrete block | 2 loading docks | |
| | Wood Frame | .5 mile walking path | |

FLOORPLAN

5301 MOUNT RUSHMORE ROAD



The property can be easily divided
into 5 separate suites,
each with their own entrances/exits.

Suite 1— 30,147 sqft

Suite 2— 23,750 sqft

Suite 3— 13,163 sqft

Suite 4— 11,026 sqft

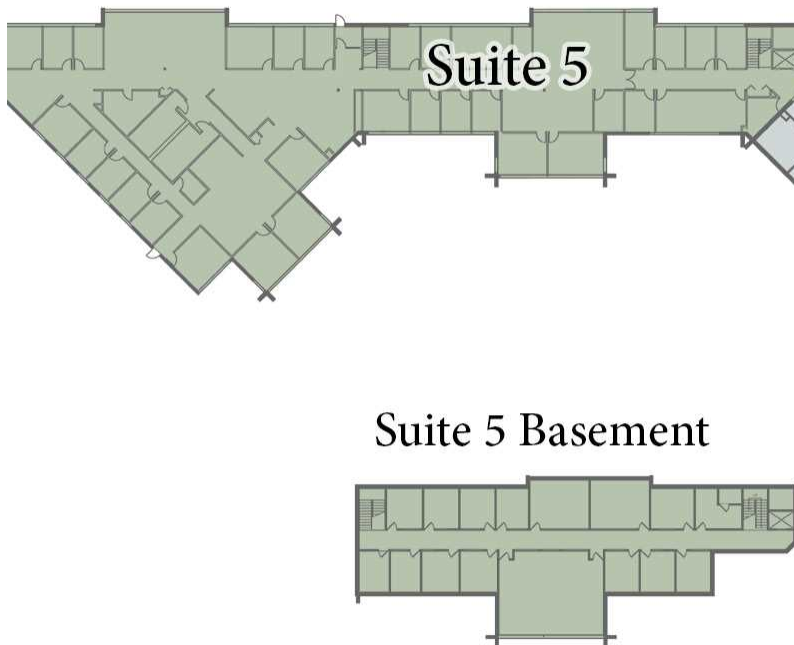
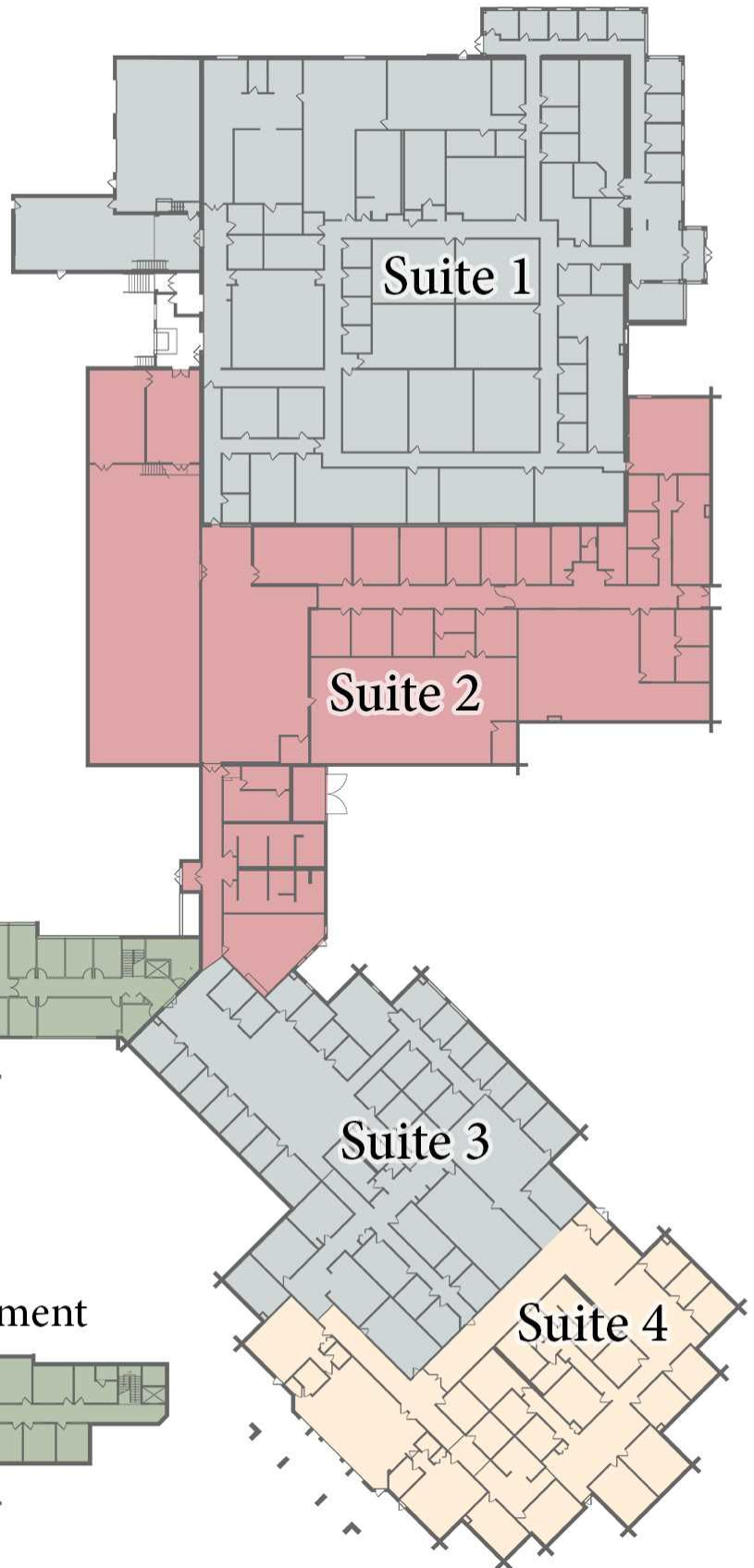
Suite 5— 18,326 sqft

Top Floor — 13,215 sqft

Basement — 5,111 sqft
w/elevator

Total— 96,411 sqft

*sizes are approximate



SECTION II

Property Photos



PROPERTY PHOTOS

5301 MOUNT RUSHMORE ROAD



PROPERTY PHOTOS

5301 MOUNT RUSHMORE ROAD



PROPERTY PHOTOS

5301 MOUNT RUSHMORE ROAD



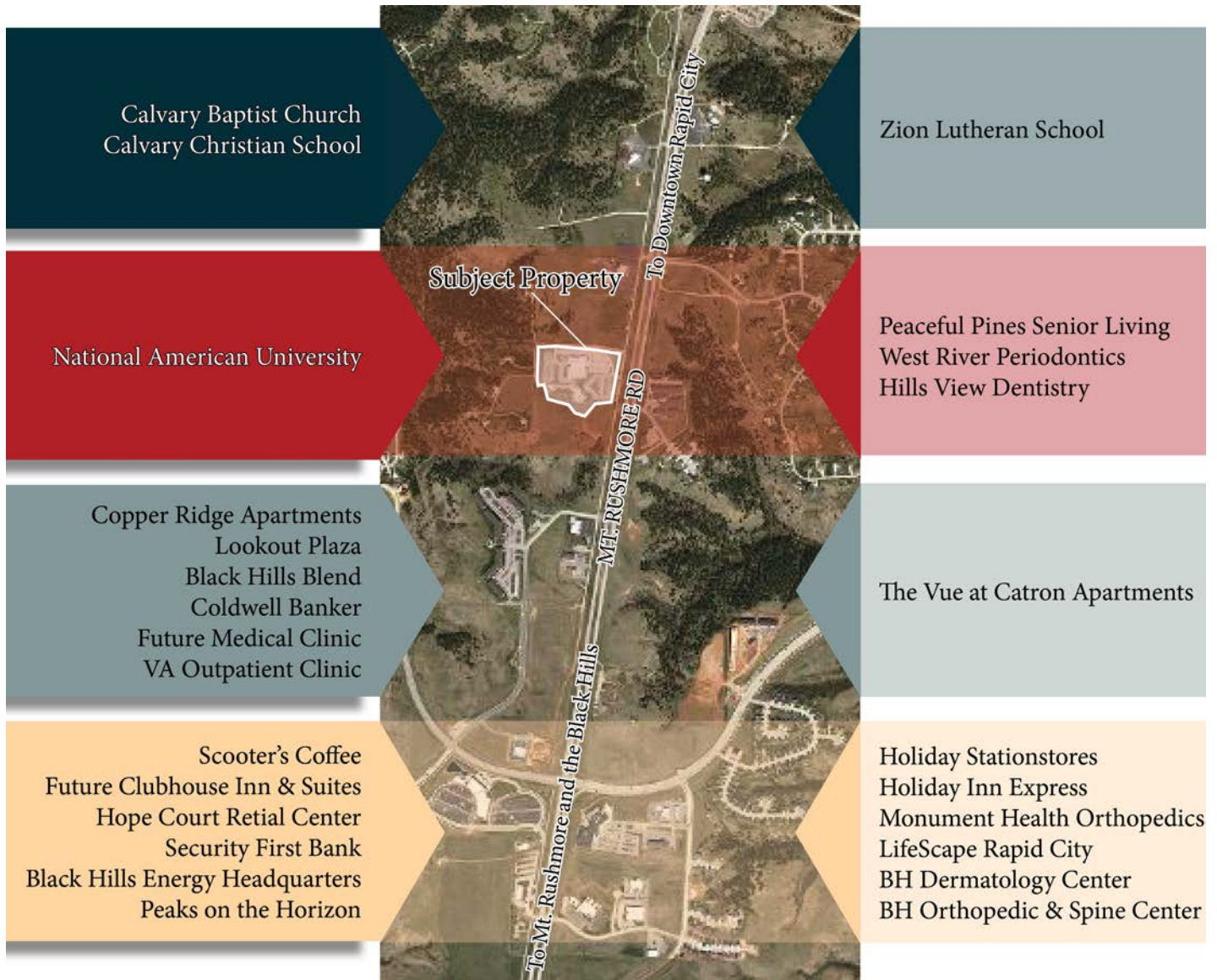
SECTION III

Area Information



LOCATION MAP

5301 MOUNT RUSHMORE ROAD



ELEVATE RAPID CITY

DECEMBER 2021 ECONOMIC INDICATORS

UNEMPLOYMENT RATE: 2.5%* | September: 2.3%

*Preliminary October rate

| EMPLOYMENT | CURRENT | 12 MONTHS % CHANGE |
|---|---|--------------------|
| AVERAGE WEEKLY WAGES | \$913 -4.00 from September | +3.9% |
| NONFARM | 68,300 -1,500 from September | +1.2% |
| LEISURE AND HOSPITALITY | 8,800 -1,800 from September | -2.2% |
| EDUCATIONAL AND HEALTH SERVICES | 12,500 No change from September | +2.5% |
| PRIMARY SECTOR PROFESSIONAL SERVICES, FINANCE, INFORMATION AND MANUFACTURING | 12,900 +100 from September | |

| ECONOMY | CURRENT | 12 MONTHS % CHANGE |
|-------------------------------|--|--------------------|
| RAPID CITY GROSS SALES | \$722,532,510 -28,585,630 from September | +13.4% |
| AIRPORT PASSENGERS | 48,097 -11,748 passengers from Oct. | +19.5% |
| HOTEL OCCUPANCY RAPID CITY | 60.1% -15.5% from September | +13.5% |

| BUILDING | CURRENT | 12 MONTHS % CHANGE |
|--------------------|--|----------------------------------|
| BUILDING PERMITS | 235 -40 permits from October | -41.7% |
| BUILDING VALUATION | \$34.8M -12.1M from October | Year to date: \$362.1M |

| HOUSING | YEAR TO DATE | 2020 % CHANGE |
|--------------------------|----------------------------|---------------|
| NEW HOUSING UNIT PERMITS | 936 November: 18 | +0.5% |

| REAL ESTATE | CURRENT | 12 MONTHS % CHANGE |
|----------------------|--|--------------------|
| ACTIVE LISTINGS | 182 -21 from October | -7.6% |
| MEDIAN LISTING PRICE | \$369,950 -16,050 from October 57701: \$299,324 | +12.1% |

Rapid City MSA

| COMMERCIAL R.E. | CURRENT | NATIONAL INDEX |
|-----------------------|--|------------------|
| OFFICE MARKET RENT/SF | \$18.95 +1.08 from October | \$34.38 |
| OFFICE VACANCY RATE | 6.0% -2.6% from October | 12.3% |
| OFFICE VACANCY SF | 195,000 -82,000 from October | 1 Billion |

| AGRICULTURE | CURRENT | 12 MONTHS CHANGE |
|---------------|---|------------------|
| FEEDER CATTLE | \$1.62/cwt +3.06 change from November | +\$0.21 |
| CORN | \$5.91/bu +3.21 from November | +\$1.58 |

cwt = per hundredweight • bu = per bushel

Data as of December 16, 2021.

DISCLAIMER

5301 MOUNT RUSHMORE ROAD



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Each Office Independently Owned and Operated

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