

CREEKSIDE MULTI-TENANT OFFICE INVESTMENT

2620 JACKSON BLVD, CONDO UNIT B
RAPID CITY, SD 57702

FOR SALE \$1,425,000



11,843 SF | 5-SUITE OFFICE CONDO | FULLY LEASED

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Size	11,843 SF
Land Size	0.80 Acres
Year Built	1986
Total Suites	5
Occupancy	100% leased
Zoning	Office Commercial
Parking	30+ shared spaces, designated ADA parking
HOA Includes	Exterior maintenance, landscaping, snow removal, insurance

TRANSACTION DETAILS

Asking Price	\$1,425,000
Tax ID	56593
Taxes (2025)	\$19,084.34
Seller Financing	May be available
Financials	Available to qualified buyers upon request / NDA

UTILITIES

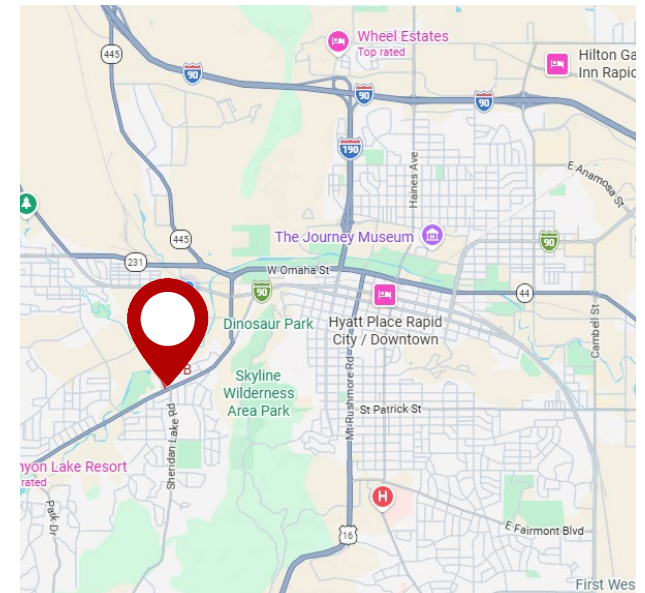
Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

Condo Unit B at Creekside Professional Offices is an 11,843 SF multi-tenant office investment located in west Rapid City near the Jackson Blvd and Sheridan Lake Rd intersection. The building includes five professional office suites across main and garden levels, with all five suites currently leased.

The suite mix provides in-place income from established professional office tenants. Shared parking, common entry areas, and HOA-covered exterior maintenance support day-to-day operations.

The property is positioned for buyers seeking a stabilized office investment with 100% occupancy and lease expirations extending through 2030. Seller financing may be available to qualified buyers, and leases and financials are available upon request.



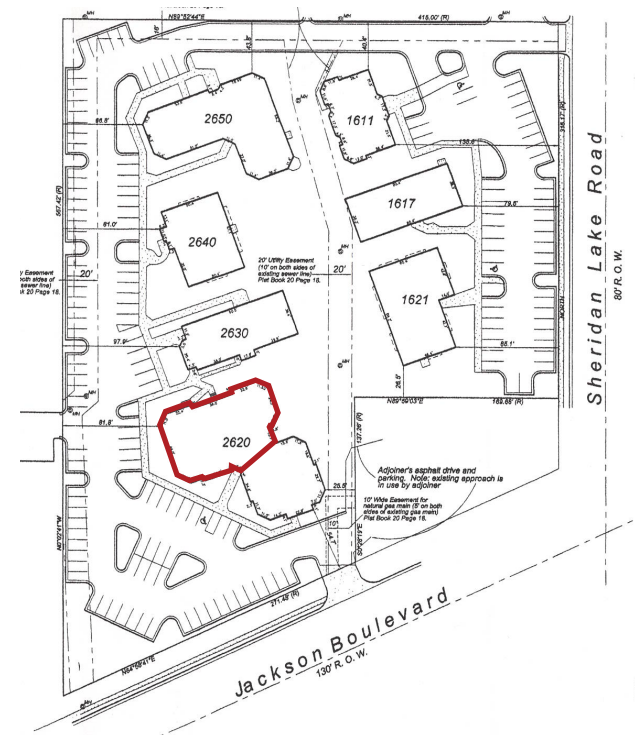
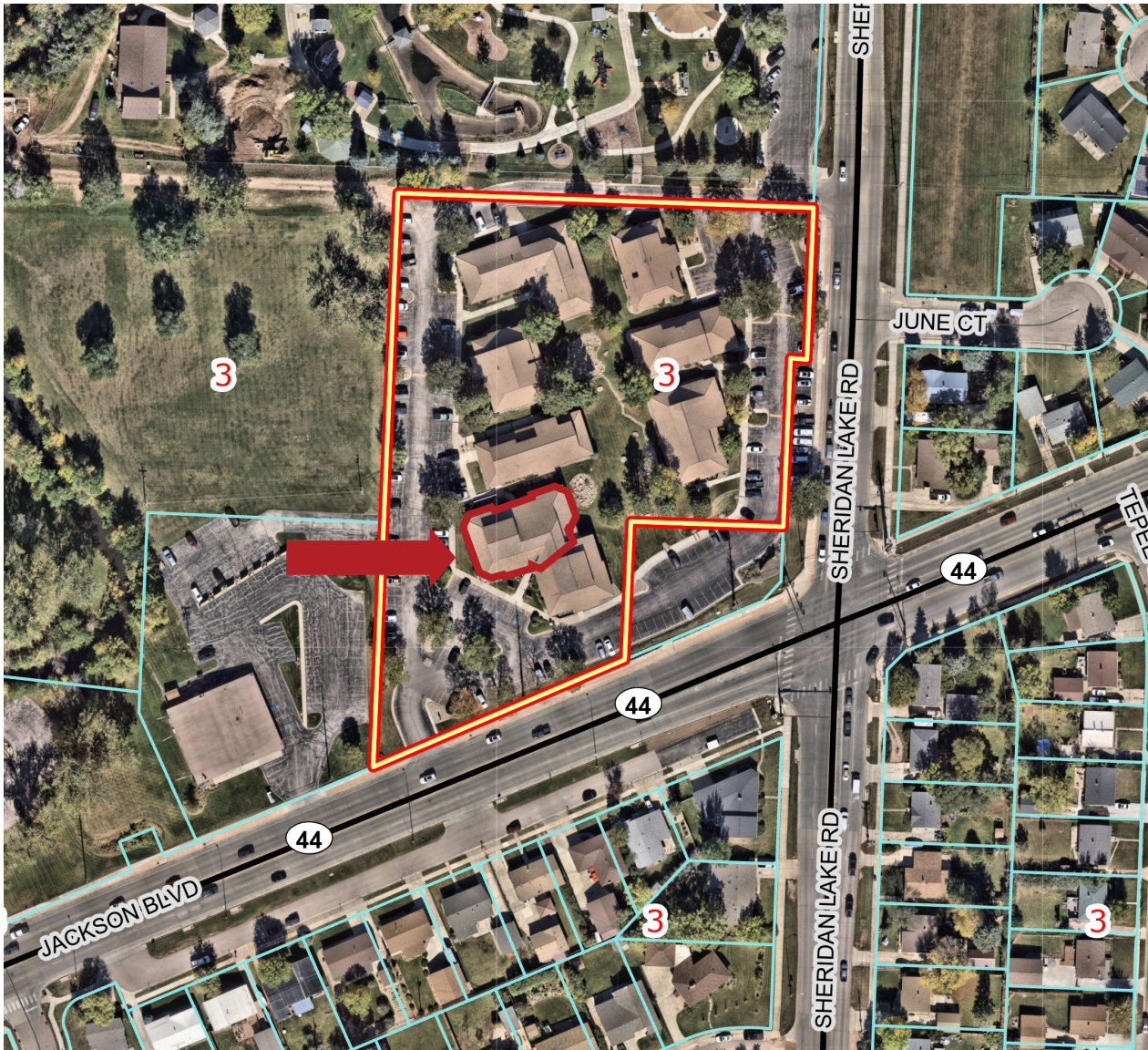
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BUILDING PHOTOS



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SITE LAYOUT



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MAIN LEVEL SUITES

SUITE B INFORMATION

Tenant	Dentist Office
Suite Size	2,995 SF
Location	Main/Upper Level
Layout	Reception, 12 offices, kitchen, storage, 2 restrooms
Shared Areas	Common entrance
Lease Expiration	2029

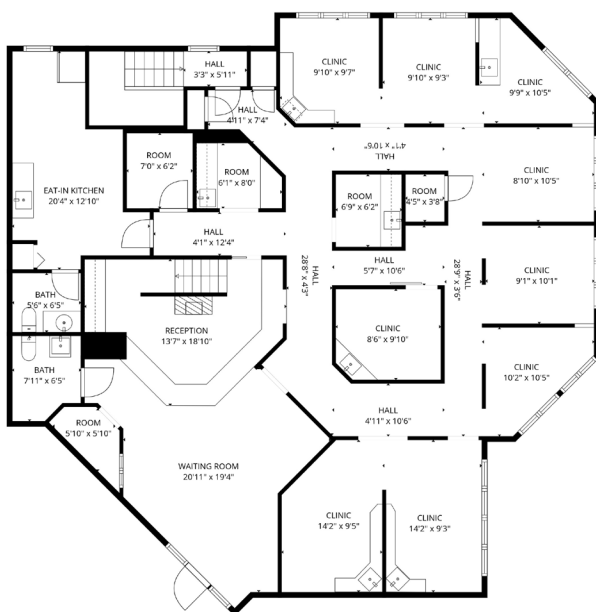
SUITE C2 INFORMATION

Tenant	Engineering Firm
Suite Size	808 SF
Location	Upper Level
Layout	Reception, 3 offices, kitchenette, restroom
Shared Areas	Common entrance
Lease Expiration	2028

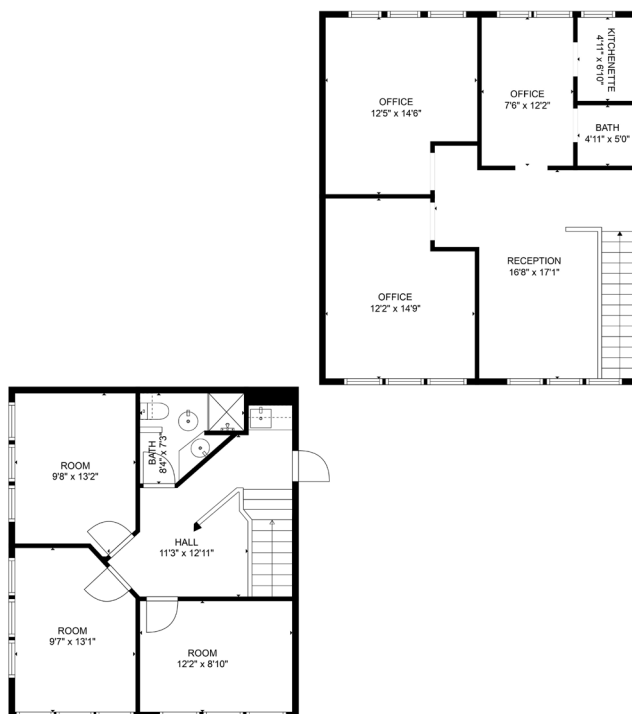
SUITE C INFORMATION

Tenant	Mental Health Clinic
Suite Size	2,214 SF
Location	Main Level
Layout	Reception, 11 offices, waiting area, restroom
Shared Areas	Common entrance
Lease Expiration	2030

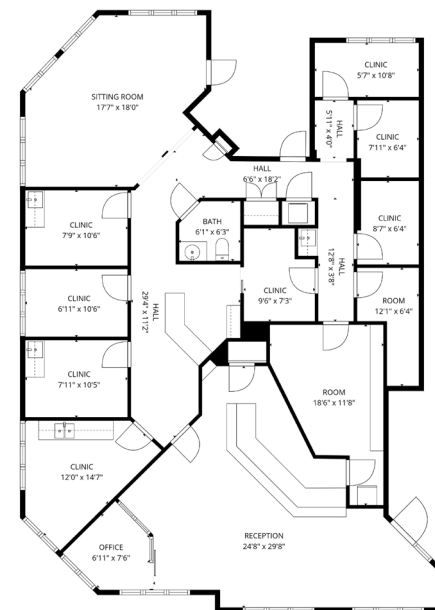
SUITE B FLOOR PLANS



SUITE C2 FLOOR PLAN



SUITE C FLOOR PLAN



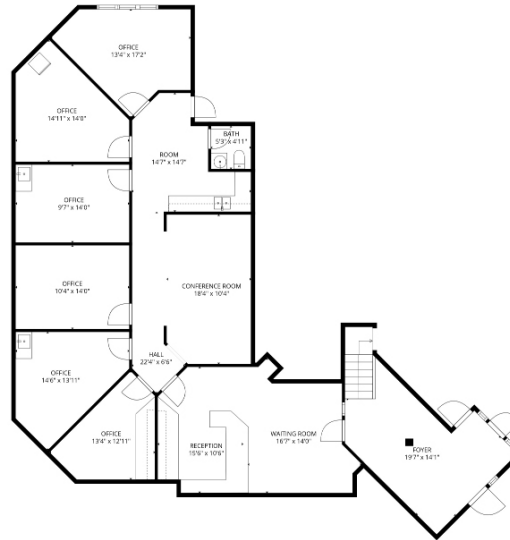
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GARDEN LEVEL SUITES

SUITE E INFORMATION

Tenant	Nonprofit
Suite Size	1,845 SF
Location	Garden Level
Layout	Reception, 6 offices, conference room, restroom
Shared Areas	Foyer and staircase
Lease Expiration	2029

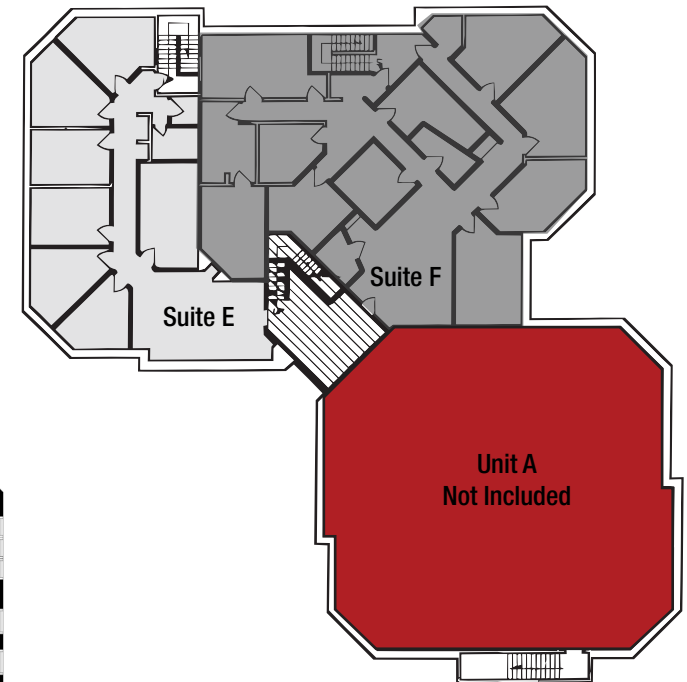
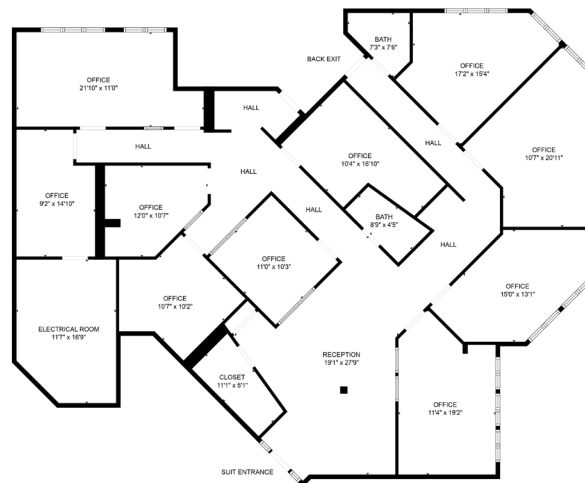
SUITE E FLOOR PLAN



SUITE F INFORMATION

Tenant	ABA Clinic
Suite Size	2,634 SF
Location	Garden Level
Layout	Reception, 10 offices, storage, two restrooms
Shared Areas	Foyer and staircase
Lease Expiration	2029

SUITE F FLOOR PLAN



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	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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