

DOWNTOWN HISTORIC OFFICE SUITES

731 ST JOSEPH STREET
RAPID CITY, SD 57701

FOR LEASE \$600-\$2,400/MONTH



494-1,595 SF OFFICE SUITES | DOWNTOWN RAPID CITY

EXCLUSIVELY LISTED BY:

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Leasing Agent

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KW Commercial

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Keller Williams Realty Black Hills

731 ST JOSEPH STREET RAPID CITY, SD 57701

PROPERTY DETAILS

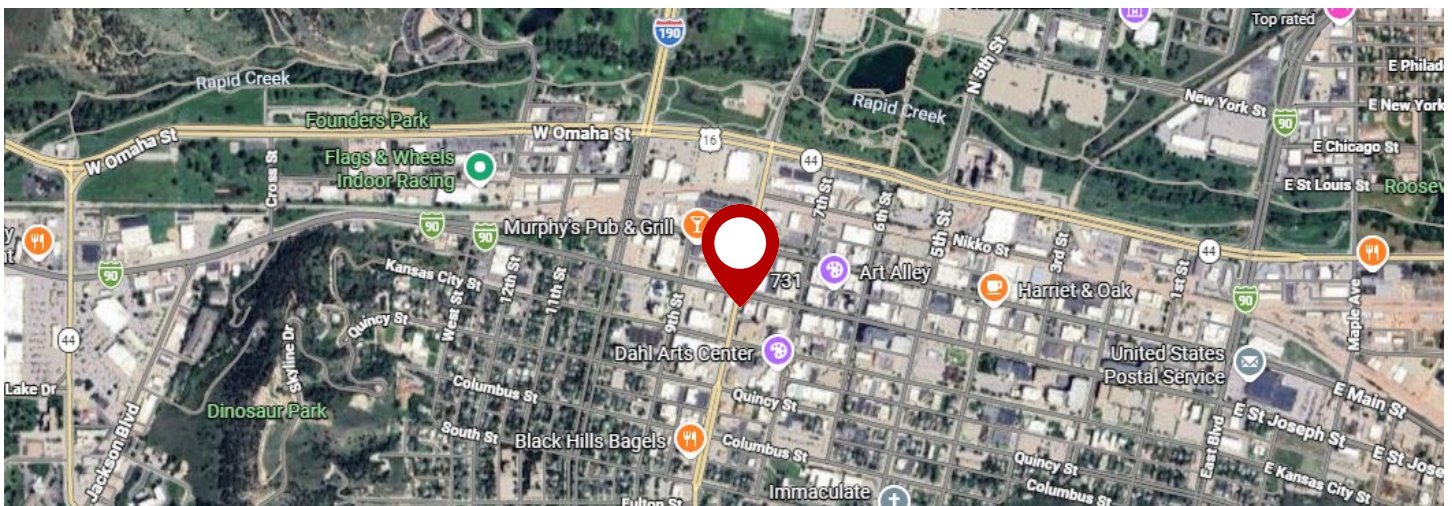


PROPERTY HIGHLIGHTS

- ▶ Historic downtown office building
- ▶ Restored marble floors and architectural detailing
- ▶ Professional tenant mix
- ▶ Walkable downtown Rapid City location
- ▶ Near Pennington County Courthouse and civic office
- ▶ Two office suites available: 494 SF and 1,595 SF
- ▶ Second-floor office space with natural light
- ▶ Layouts include private offices and meeting areas
- ▶ Gross lease structure

AVAILABLE SUITES

	SUITE 251	SUITE 263
Suite Size	494 SF	1,595 SF
Building Location	Second Floor, NE Corner	Second Floor, SW Corner
Lease Rate	\$14.57/SF/YR Gross	\$18.06/SF/YR Gross
Monthly Rent	\$600	\$2,400



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.

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BUILDING PHOTOS

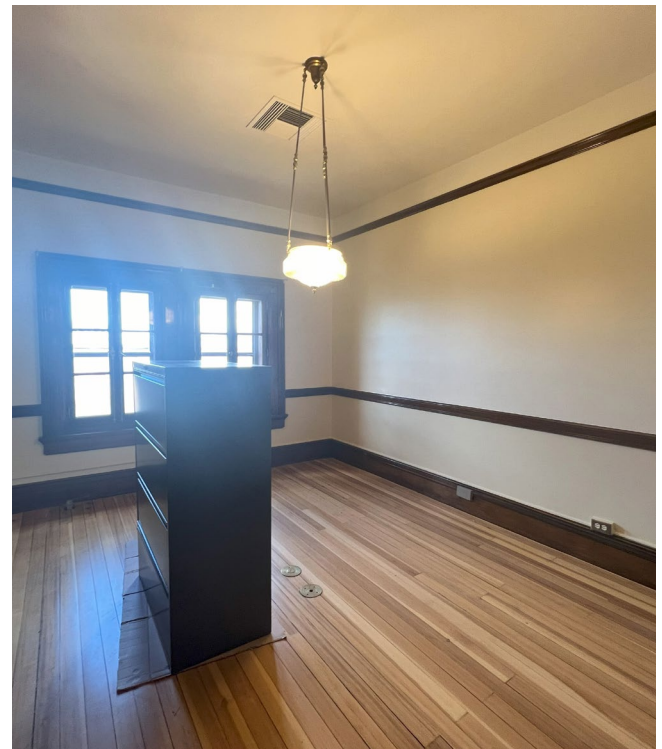
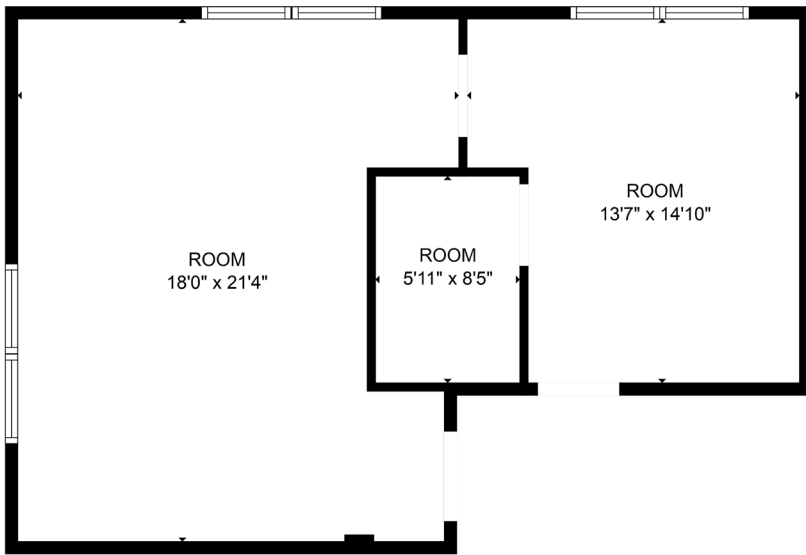


731 ST JOSEPH STREET
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SUITE 251

LEASE INFORMATION

SUITE 251	
Suite Size	494 SF
Location	Second Floor, NE Corner
Base Rent	\$14.57/SF/YR Gross
Monthly Rent	\$600

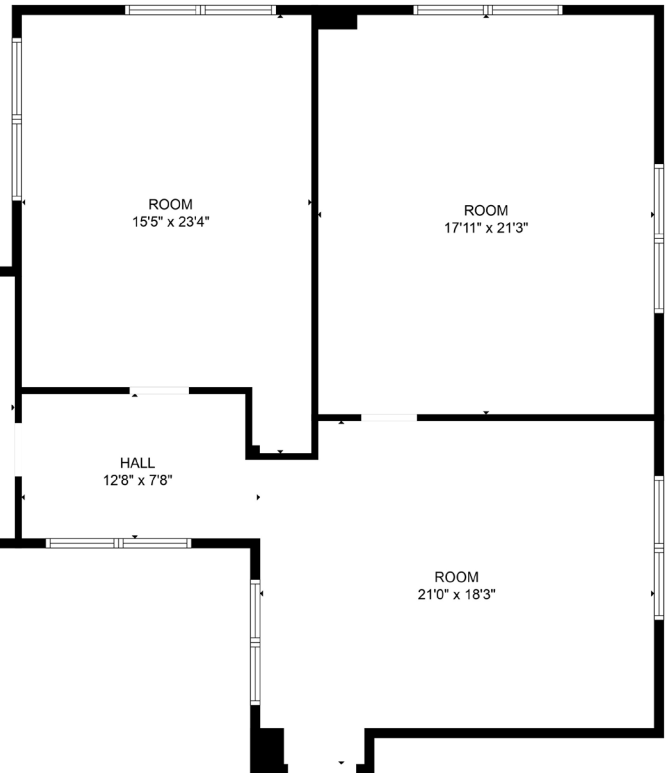
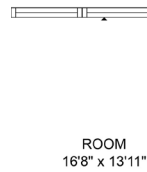
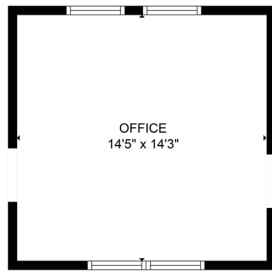


731 ST JOSEPH STREET
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SUITE 263

LEASE INFORMATION

SUITE 263	
Suite Size	1,595 SF
Building Location	Second Floor, SW Corner
Lease Rate	\$18.06/SF/YR Gross
Monthly Rent	\$2,400



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

DISCLAIMER

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