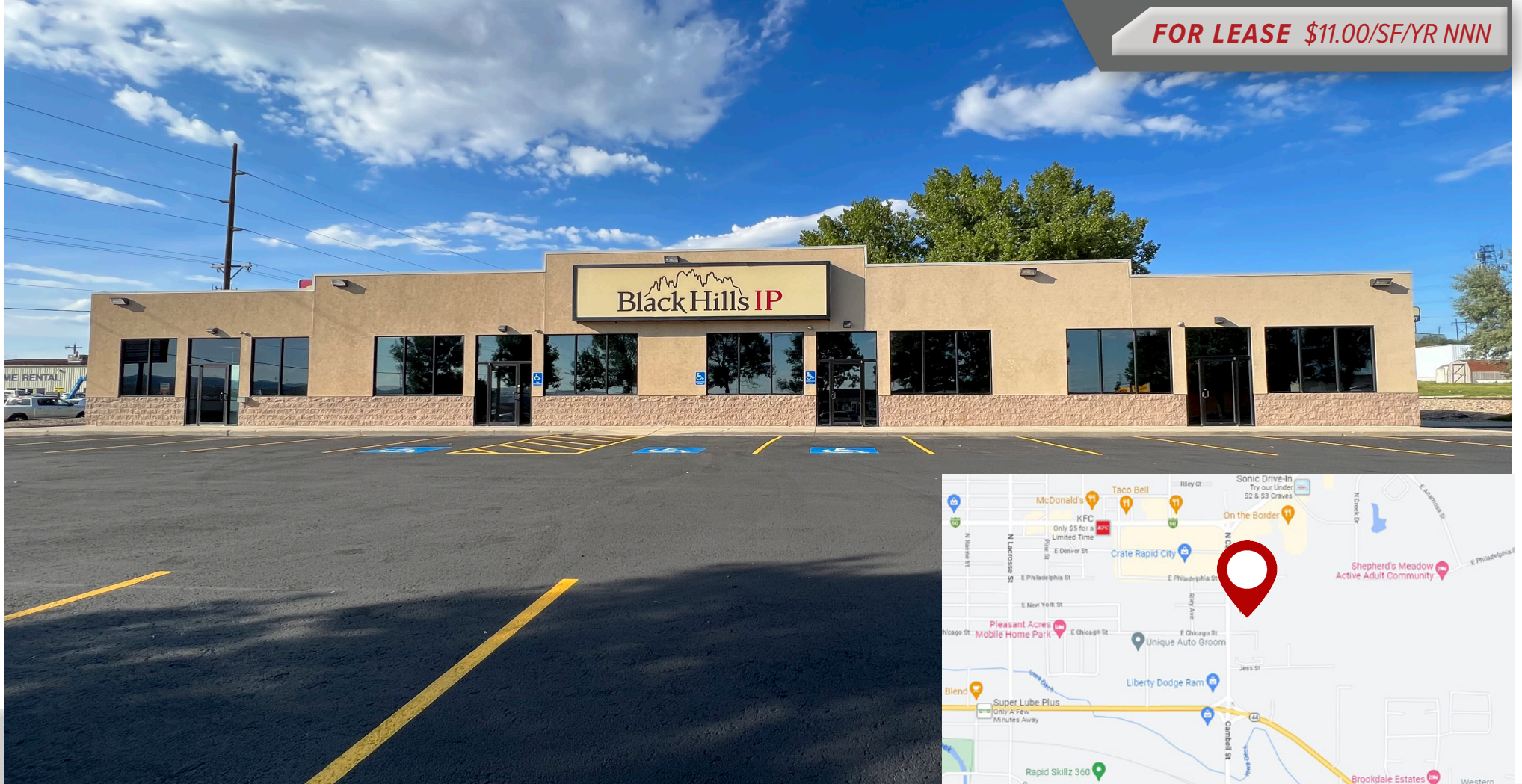




PREMIUM LOCATION MODERN OFFICE SPACE

262 CABBELL STREET
RAPID CITY, SD 57703

FOR LEASE \$11.00/SF/YR NNN



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:

Gina Plooster
Leasing Agent
605.519.0749
gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@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.

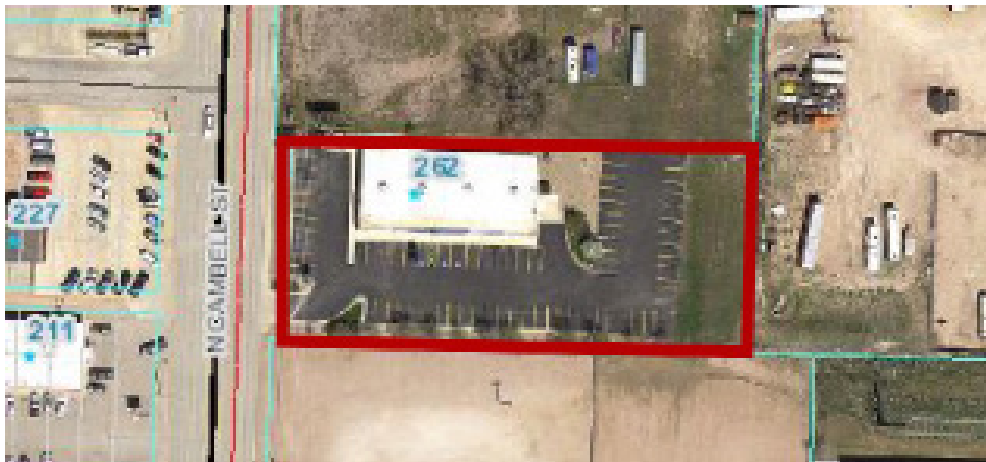


262 CAMBELL STREET
RAPID CITY, SD 57701

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- ▶ Modern office building located on a high traffic block
- ▶ Large marquee sign
- ▶ Open floor plan design for maximum flexibility with lots of windows bringing in natural light
- ▶ Large break room and conference room for meetings and events
- ▶ M/W restrooms to accommodate all employees and guests
- ▶ Ample parking available for employees and visitors (71 spaces)
- ▶ Conveniently located near a variety of amenities including shopping and restaurants
- ▶ 1.5 miles to I-90/E North Exit
- ▶ Handicap accessible, security lighting, multiple emergency exits



LEASE INFORMATION

SQFT:	7,800
Base Rent:	\$11.00/SF/YR
Monthly:	\$7,150.00

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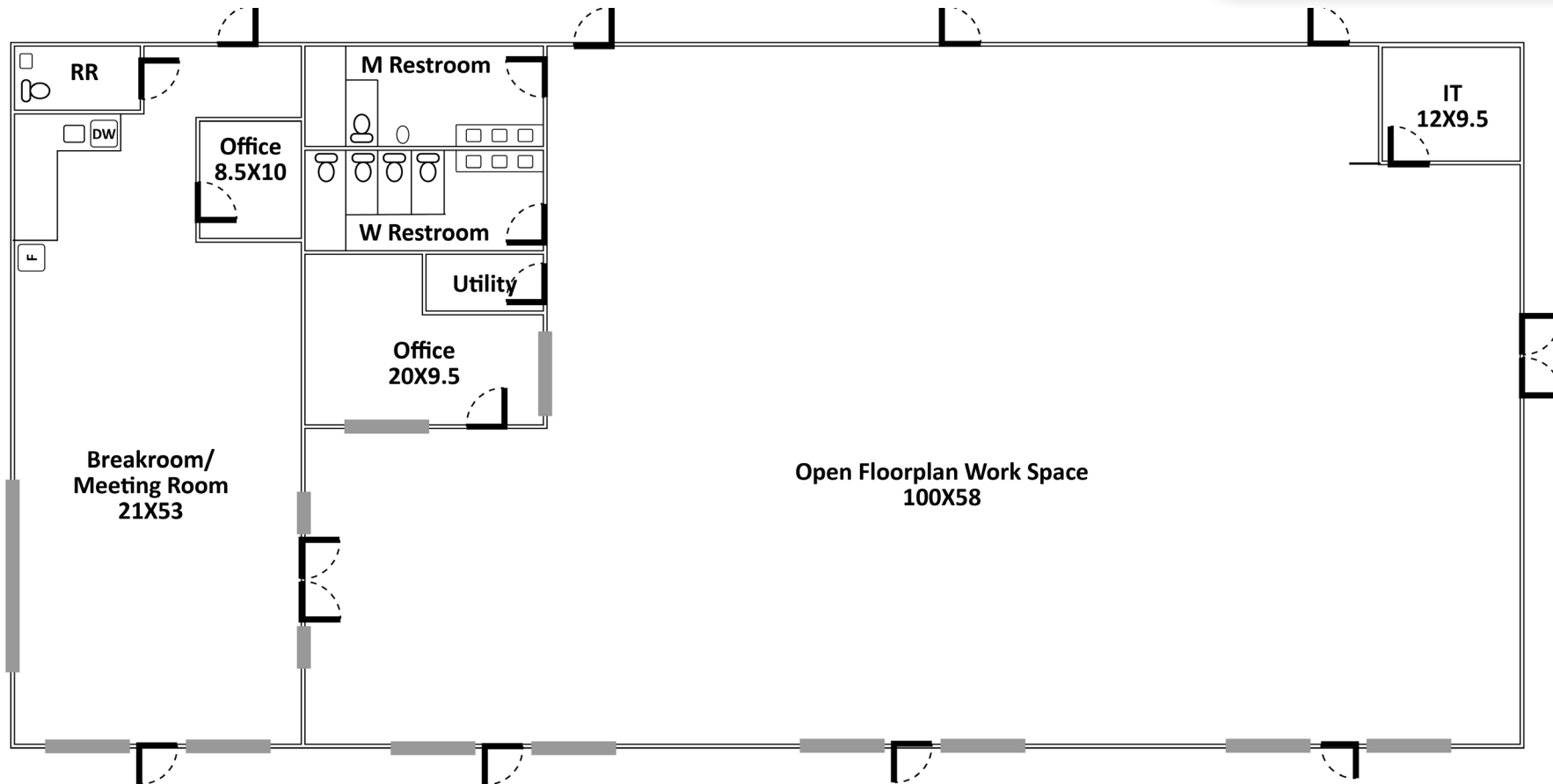
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FLOORPLAN



Not to Scale

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262 CAMBELL STREET
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PHOTOS





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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 - 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 STATISTICS

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1** Outdoor Life—Best hunting and fishing town
- #4** WalletHub—Best Places to rent

- #4** CNN Money—Best Place to Launch a Business
- #11** Forbes—Best Small City for Business

- #4** Wall Street Journal—Emerging Housing Markets
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list