



OFFICE BUILDING FOR LEASE

10 E MALL DRIVE
RAPID CITY, SD 57701

FOR LEASE \$15.00/SF/YR GROSS



LEASE INFORMATION

OFFICE

| | |
|----------------------|--------------------------|
| Total SQFT: | 3,970 |
| Lease Rate: | \$15.00/SF/YR Gross |
| Monthly Rent: | \$4,962.50 |
| Water: | Rapid City |
| Sewer: | Private Septic |
| Electric: | Black Hills Energy |
| Gas: | Montana-Dakota Utilities |

PROPERTY HIGHLIGHTS

- ▶ Multi-level office building located at E Mall Drive and N Maple Ave, just north of Rushmore Mall. 1 mile from I-90/Haines Ave Exit or 2 miles from I-90/E North St Exit.
- ▶ Upper level - 2,915 SF includes reception, 5 private offices, conference room, and open work area. Lower level - 1,055 SF with reception, 2 private offices, meeting room, storage space, and break room.
- ▶ 10 designated parking spots
- ▶ New roof installed in 2020

3,970 SQFT

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

EXCLUSIVELY LISTED BY:

Gina Plooster

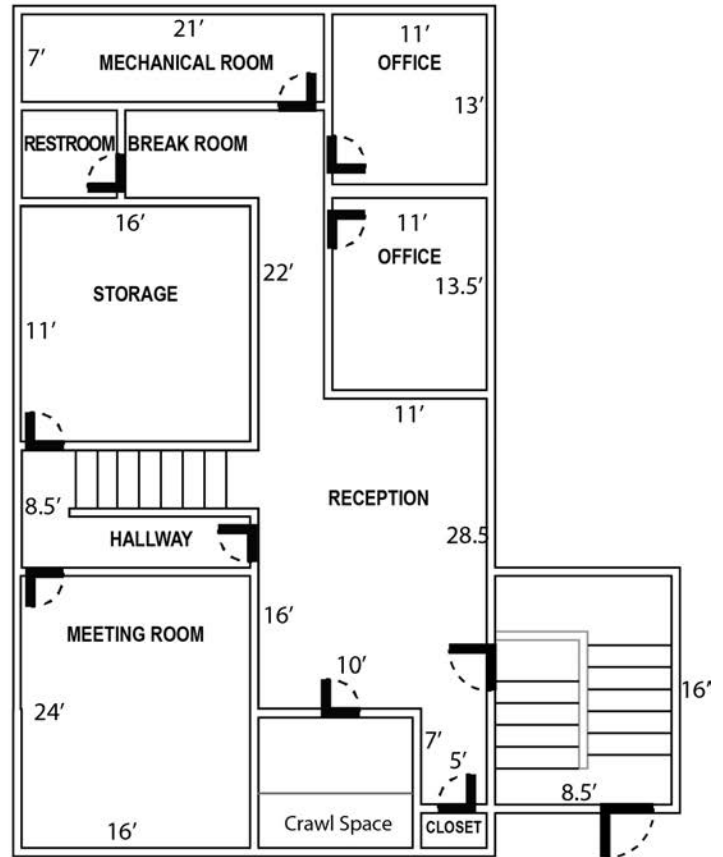
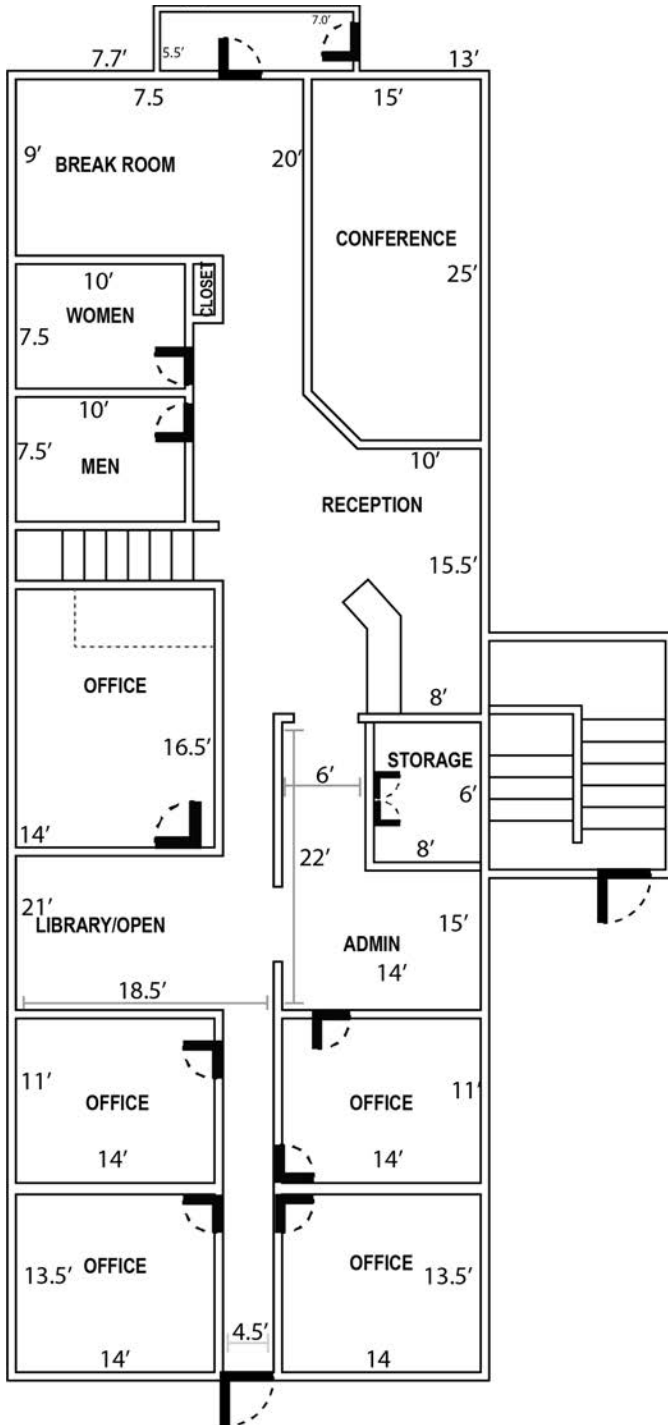
Leasing Agent
 605.519.0749
gina@rapidcitycommercial.com

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.

FLOOR PLAN

Upper Level - 2,915 SF

Lower Level - 1,055 SF



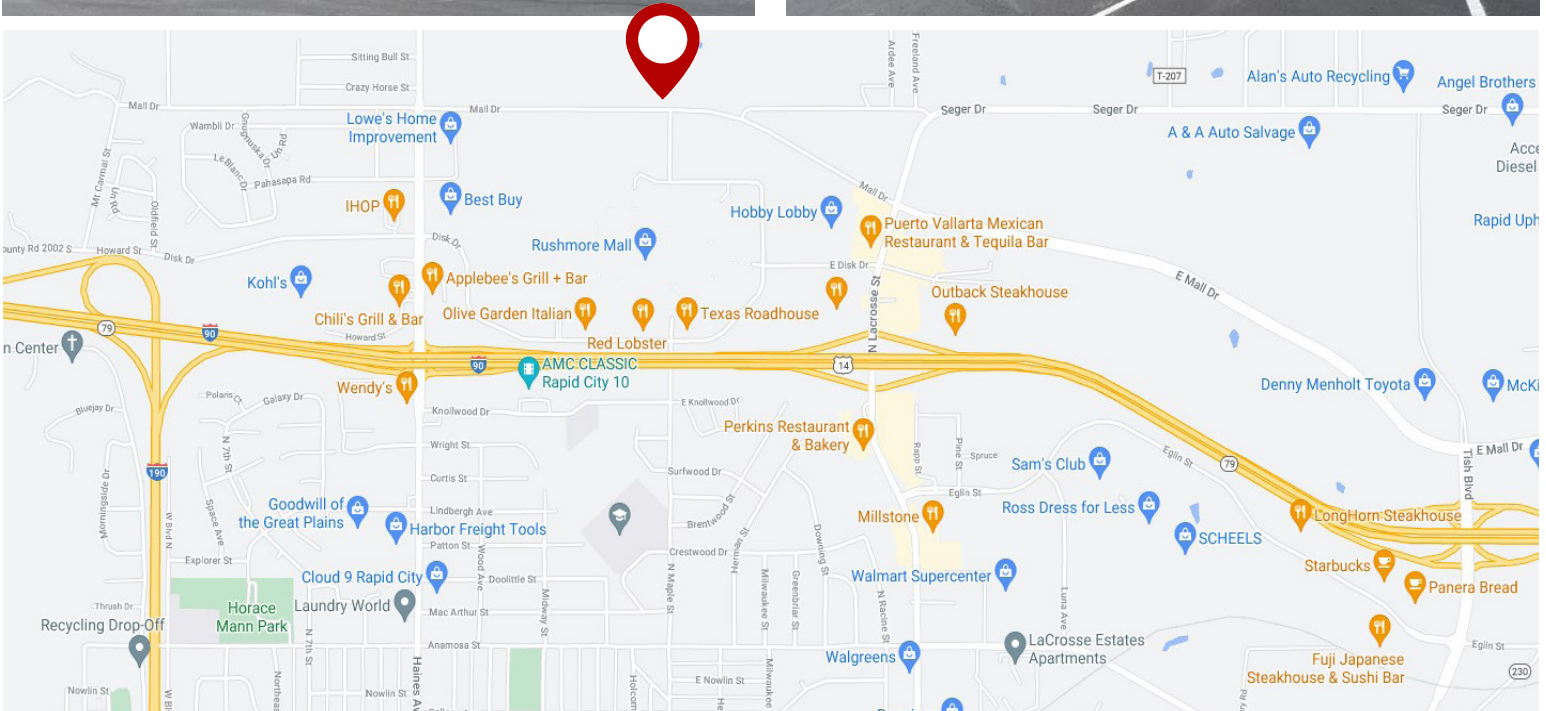
INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR 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



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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW RAPID CITY COMMERCIAL

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Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.