



# OFFICE SUITE FOR LEASE

2828 PLANT STREET, UNIT 2  
RAPID CITY, SD 57702

**FOR LEASE \$13.00/SF/YR NNN**



**5,707 SQFT PROFESSIONAL OFFICE**

**KW Commercial**

**Your Property—Our Priority<sup>SM</sup>**

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

**Keller Williams Realty Black Hills**

**EXCLUSIVELY LISTED BY:**

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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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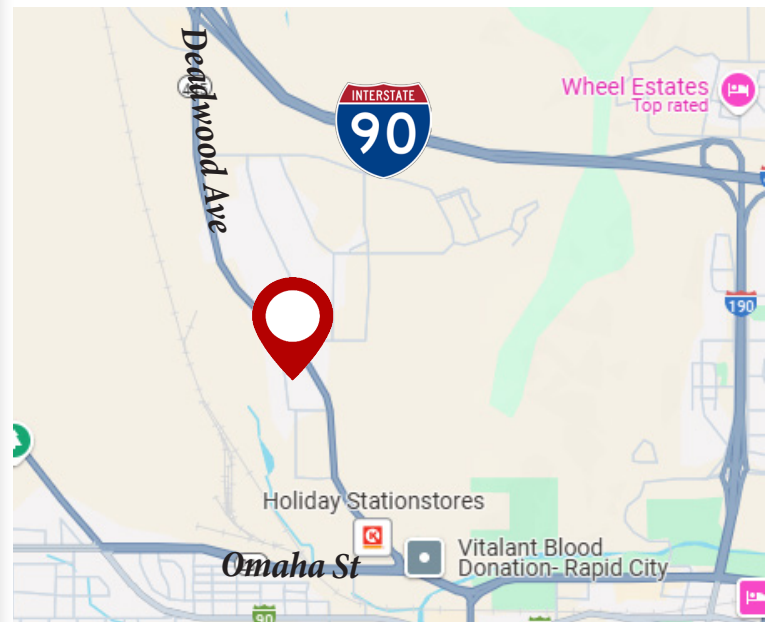
## PROPERTY DETAILS

### LEASE INFORMATION

Unit Size:	5,707 Square Feet
# Offices:	8 Offices, 22 Cubicles
# Conference Rooms:	3 Conference, 1 Multipurpose
Zoning:	General Commercial
Water & Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities
Internet Providers:	Bluepeak & Midco
Utilities:	Included
Base Rent:	\$13.00/SF/Yr
Est. NNN:	\$4.00/SF/Yr
<b>Monthly Rent:</b>	<b>\$8,084.92</b>

### PROPERTY HIGHLIGHTS

- ▶ 5,707 SF professional, turn-key office suite with ample parking
- ▶ Private entrance on the lower level of 2828 Plant Street
- ▶ Floor to ceiling windows provide natural light throughout with eastern views of Hanson Larson Park/Harmony Heights
- ▶ Ideal collaborative layout with 8 perimeter offices and 22 cubicle spaces in central area
- ▶ 3 large conference or training rooms and 1 additional multipurpose/privacy room
- ▶ Common area includes breakroom/kitchenette and M/W restrooms
- ▶ Dedicated controlled access server room (shared)
- ▶ Ideally located near I-90, just 1.5 miles from the Deadwood Avenue exit and 2 miles to Downtown Rapid City
- ▶ 35+ paved parking spaces
- ▶ Partial leases will be considered



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**FLOORPLAN**



**PHOTOS**



**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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.



BUSINESS FRIENDLY TAXES

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> estate and inheritance tax	

REGIONAL STATISTICS

Rapid City PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

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