



OFFICE SUITE FOR LEASE

2401 WEST MAIN STREET
RAPID CITY, SD 57702

FOR LEASE \$16.00-\$18.00/SF/YR NNN



1,500 SF - 3,000 SF OFFICE SUITE

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.



2401 WEST MAIN STREET
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PROPERTY DETAILS

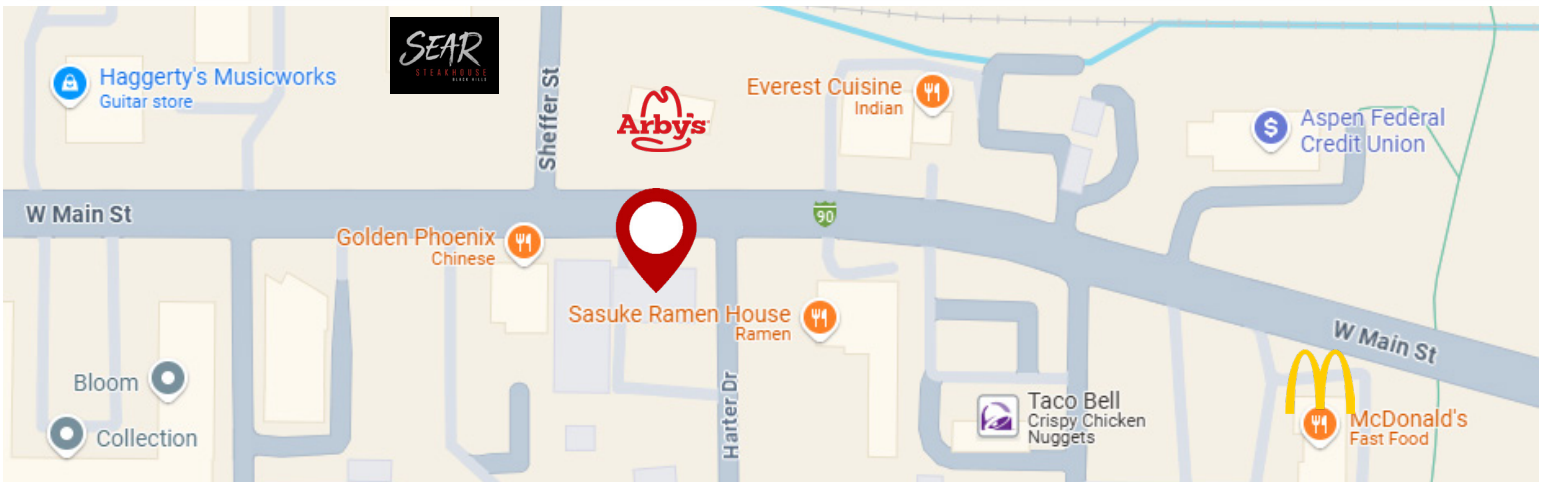
SECOND FLOOR OFFICE

- ▶ Great visibility with frontage on West Main St - daily traffic count of 20,000+ vehicles
- ▶ Easy off-street parking for customers
- ▶ 18 Offices, 2 Conference Rooms
- ▶ Break area with storage and sink
- ▶ Can be rented as full floor (3,000 SF) or half floor (1,500 SF)
- ▶ Professional lobby with M/W restrooms
- ▶ Elevator access



LEASE INFORMATION

	HALF FLOOR	FULL FLOOR
Square Feet:	1,500 SF	3,000 SF
Layout:	9 Offices, 1 Conference	18 Offices, 2 Conference
Base Rent:	\$18.00/SF/YR NNN	\$16.00/SF/YR NNN
NNN:	\$5.00/SF/YR	
Total:	\$23.00/SF/YR	\$21.00/SF/YR
Monthly:	\$2,875.00	\$5,250.00



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FLOORPLAN



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

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	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