



OFFICE FOR LEASE

343 QUINCY STREET
RAPID CITY, SD 57701

FOR LEASE \$15.00/SF/YR GROSS



PROFESSIONAL OFFICE SUITE

KW Commercial
*Your Property—Our Priority*SM
2401 West Main Street, Rapid City, SD 57702
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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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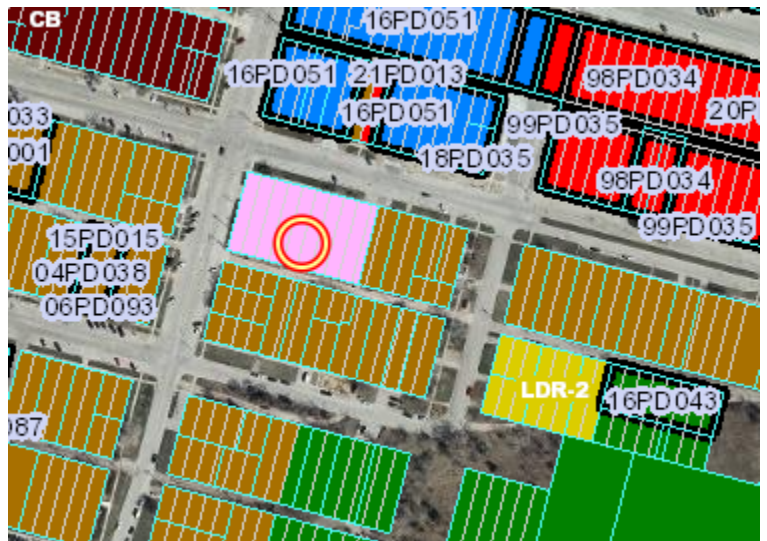
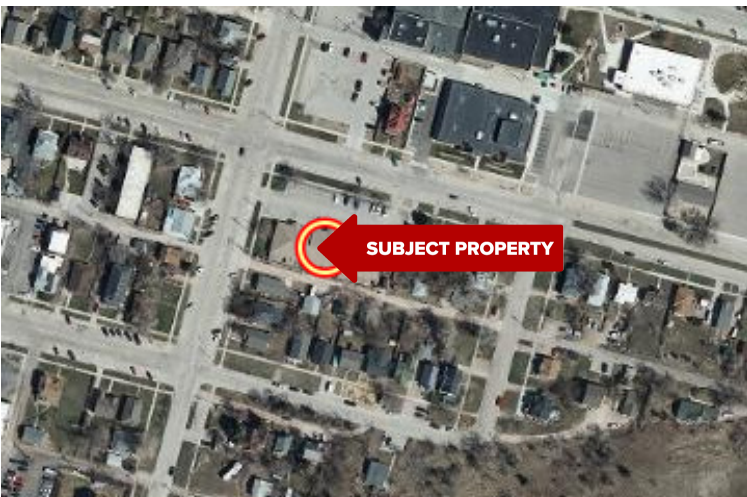
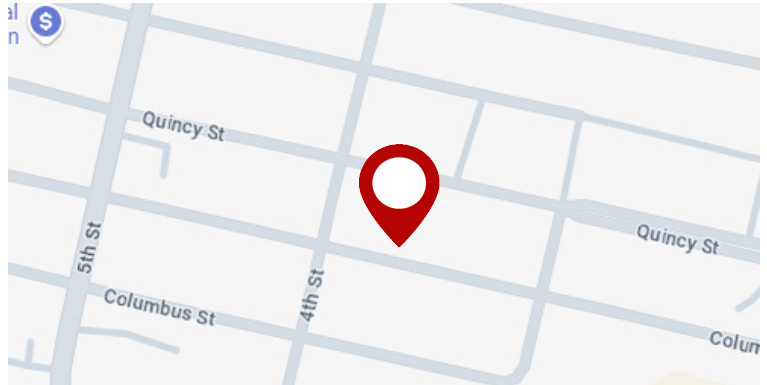
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

LOCATION DETAILS

LOCATION HIGHLIGHTS

QUINCY PROFESSIONAL BUILDING

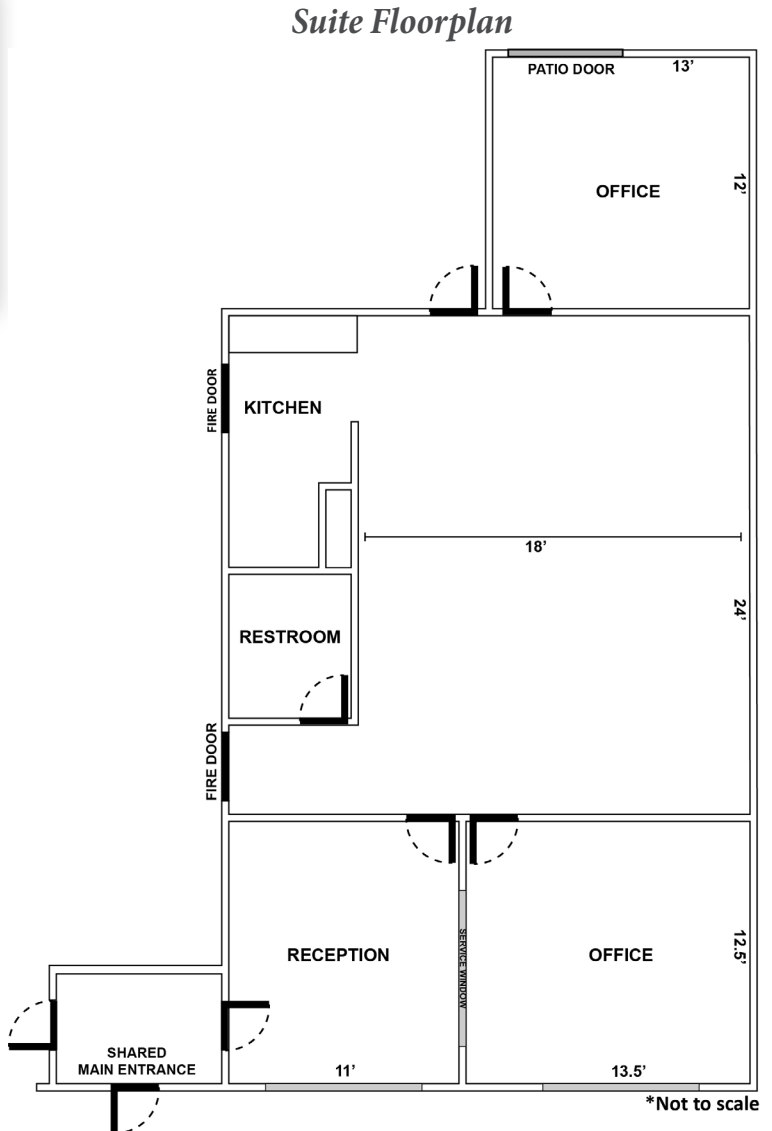
- ▶ Well-maintained, quiet office south of Rapid City’s government district and east of 5th Street near downtown.
- ▶ Neighbors include non-profit, health/wellness, mortgage, and law services.
- ▶ Ample off-street and street parking and zero-entry access.
- ▶ Zoned Office Commercial.



SUITE 101

SUITE DETAILS

- ▶ Suite with 2 offices, reception/waiting area, kitchenette, restroom, and large open area for flexible office configuration. Outdoor patio in back of the building.



LEASE INFORMATION

SUITE 101

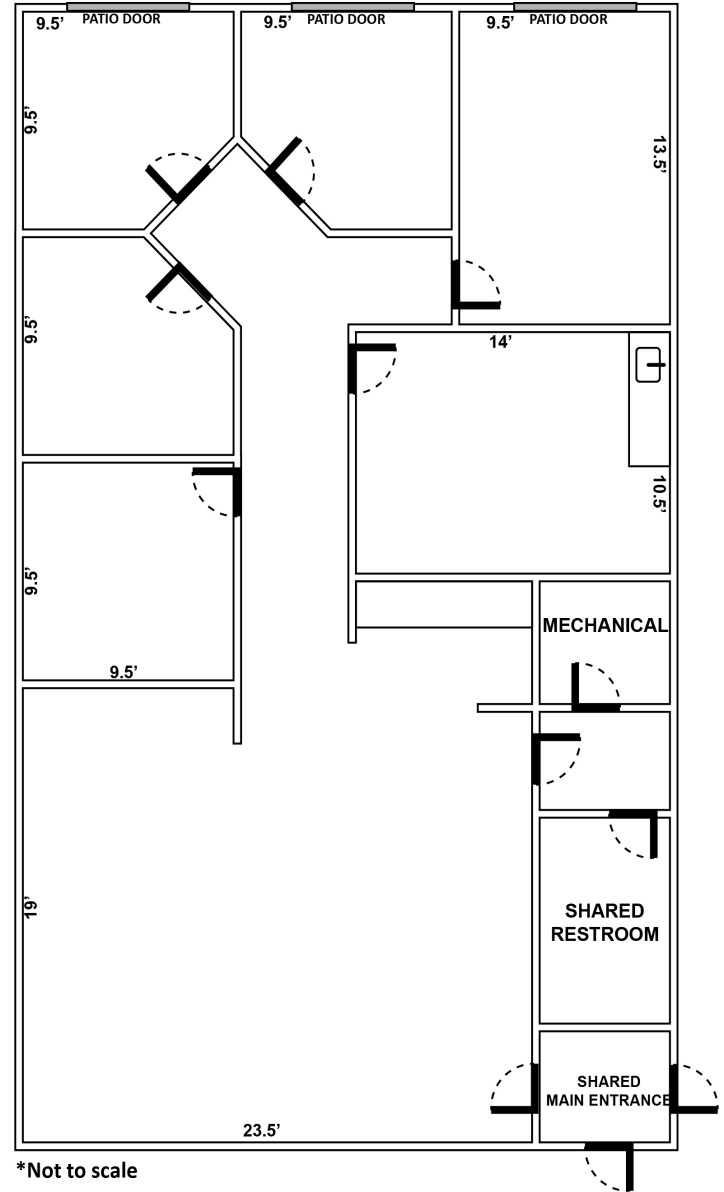
SQFT:	1,100
Lease Rate:	\$15.00/SF/YR
Monthly Rent:	\$1,375.00 + Utilities

SUITE 104

SUITE DETAILS

- ▶ Suite with open front area, 4 private offices, and a large breakroom/conference room.
- ▶ Newly renovated with new carpet and paint (new photos pending).
- ▶ Available January 2025

Suite Floorplan



LEASE INFORMATION	
SUITE 104	
SQFT:	1,500
Lease Rate:	\$15.00/SF/YR
Monthly Rent:	\$1,875.00 + Utilities



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



DISCLAIMER

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

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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

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