



# OFFICE/MEDICAL FOR LEASE

7236 JORDAN DRIVE, 100B  
RAPID CITY, SD 57701

**FOR LEASE \$18.00/SF/YR NNN**



**APPROXIMATELY 4,000 SQFT**

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

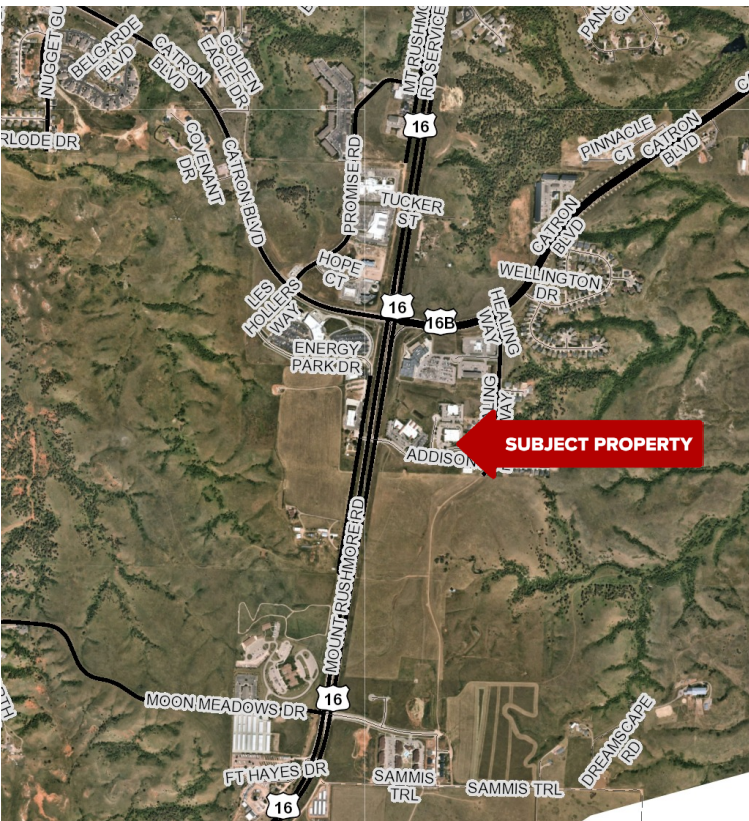
**EXCLUSIVELY LISTED BY:**

**Gina Plooster**  
*Leasing Agent*  
**605.519.0749**  
[gina@rapidcitycommercial.com](mailto: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.



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## PROPERTY DETAILS

### SUITE 100B

Discover a versatile commercial property designed to adapt to your business needs! This space features:

- **2 Restrooms** for convenience and accessibility.
- **A Spacious Reception and Waiting Area**, providing a welcoming front-facing space for clients and guests.
- **Separate Front Entrance**, ensuring privacy and easy access for visitors.
- **Break Room**, perfect for employee downtime and meal breaks.
- **5 Exam Rooms**, ideal for medical, wellness, or private consultation use.
- **Private Side Entrance for Employees**, offering discretion and streamlined movement for staff.
- **Showers and Locker Room**, providing added functionality and convenience for staff or clients.
- **Plumbing Options Throughout**, enabling a variety of configurations to suit your requirements.
- **Utilities Included!**

Located at Catron & Hwy 16, the facility neighbors new medical facilities, commercial, residential and multi-family development making it an ideal location to grow your business!

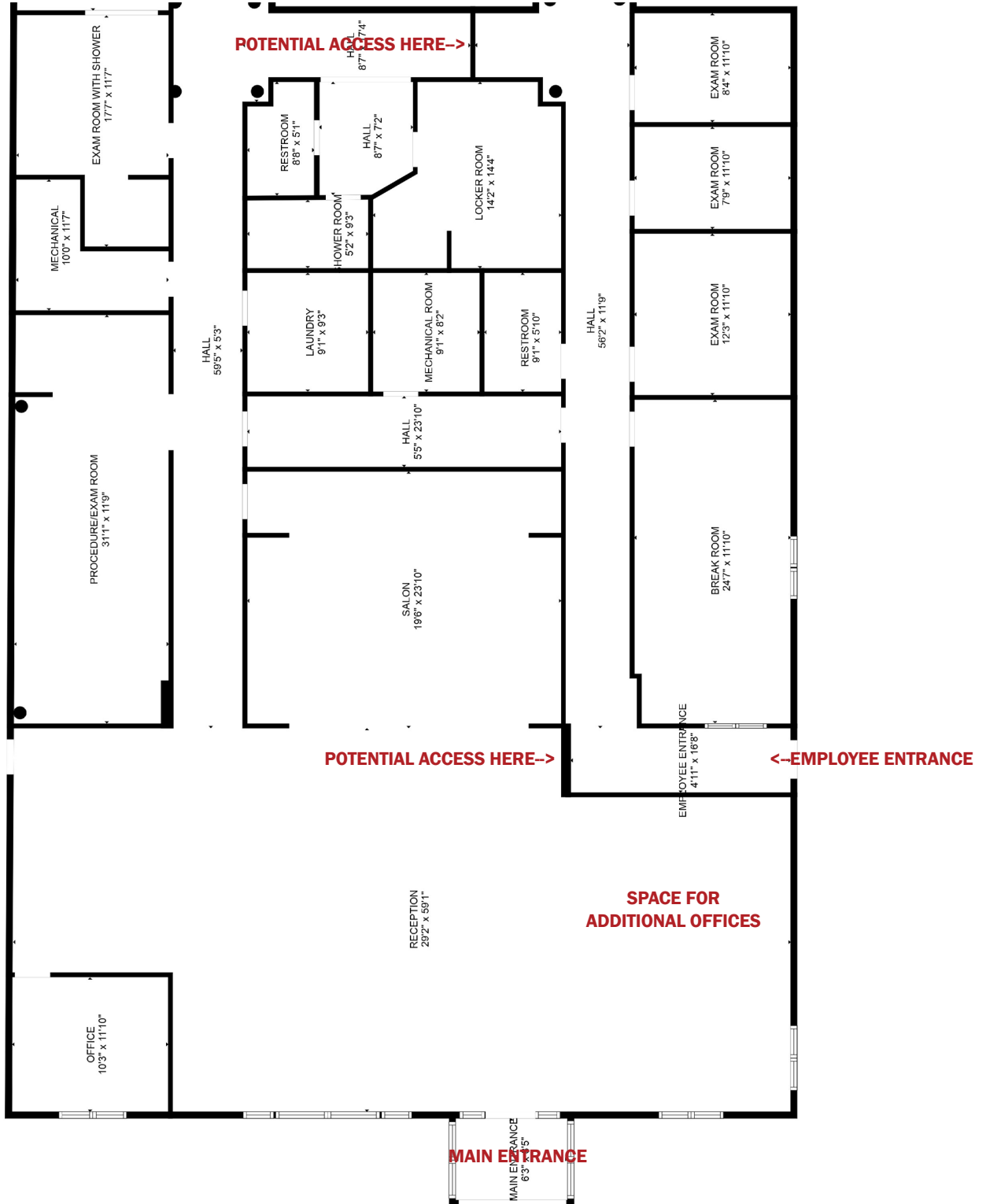
LEASE INFORMATION	
SUITE 100B	
SQFT:	4,000
Base Rent:	\$18.00/SF/YR
Average Monthly NNN: (Utilities included)	\$6.82/SF/YR
Total:	\$24.82/SF/YR
Est. Monthly:	<b>\$8,273.33</b>



FLOOR PLAN

RAPID CITY  
OB/GYN

BLACK HILLS  
DERMATOLOGY



**PHOTOS**



### 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 CNN Money—Best Place to Launch a Business
- #4 Wall Street Journal—Emerging Housing Markets
- #4 WalletHub—Best Places to rent
- #11 Forbes—Best Small City for Business
- #16 Top 100 Best Places to Live

#### SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list