



CREEKSIDE PROFESSIONAL OFFICES

2620 JACKSON BLVD
RAPID CITY, SD 57702

FOR LEASE



2,241 SF & 2,634 SF OFFICE SUITES

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702
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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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Tom Rau

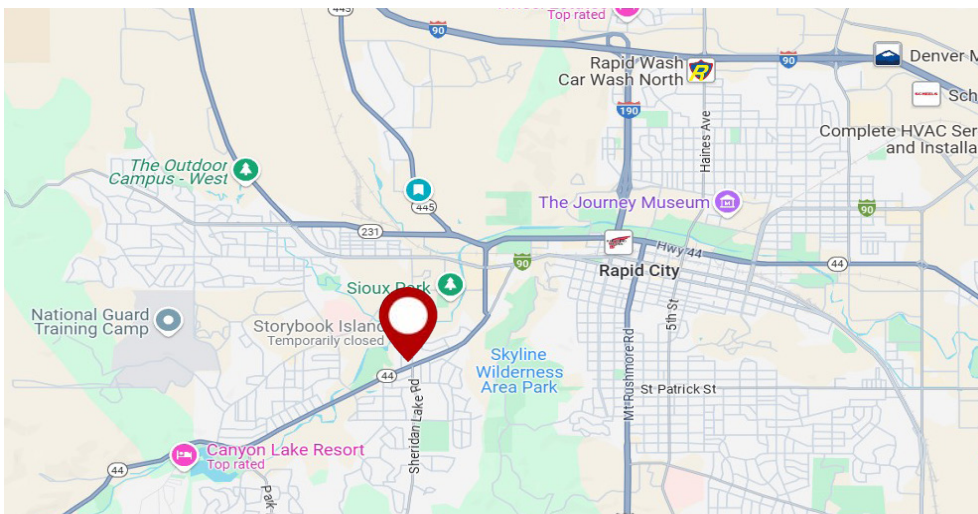
Broker Associate, Re/Max Results

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RE/MAX
RESULTS

BUILDING SUMMARY



LOCATION OVERVIEW

- ▶ Creekside Professional Offices is a well-maintained business park situated at the bustling intersection of Sheridan Lake Road and Jackson Boulevard.
- ▶ This prime west side location offers excellent visibility and accessibility, with accessibility from Sheridan Lake Rd or Jackson Blvd, making it an ideal location for your clientele and employees.
- ▶ Quiet, park-setting close to Jackson Park, Sioux Park and Story Book Island.
- ▶ 2620 Jackson features a spacious parking lot with over 40 parking spots and visibility on Jackson Blvd.
- ▶ Close proximity to restaurants, shopping, city parks, and bike trails, providing a vibrant and convenient environment for businesses.



SUITE C SUMMARY

SUITE OVERVIEW

- ▶ Main level professional suite with client access near the front main entrance and employee access from the northwest side of the building.
- ▶ Suite includes up to 7 patient rooms, a large welcoming reception area with ample administrative work area.
- ▶ Clinic area is ideal for medical, therapy or could be converted to office use.
- ▶ 2 restrooms and plenty of storage space.
- ▶ Neighboring tenants include dentist, engineering firm and orthodontics.
- ▶ Space was recently renovated with new fire sprinkler system, new flooring, and paint throughout

LEASE DETAILS

SUITE C

Suite Size: 2,241 SF

Zoning: Office Commercial

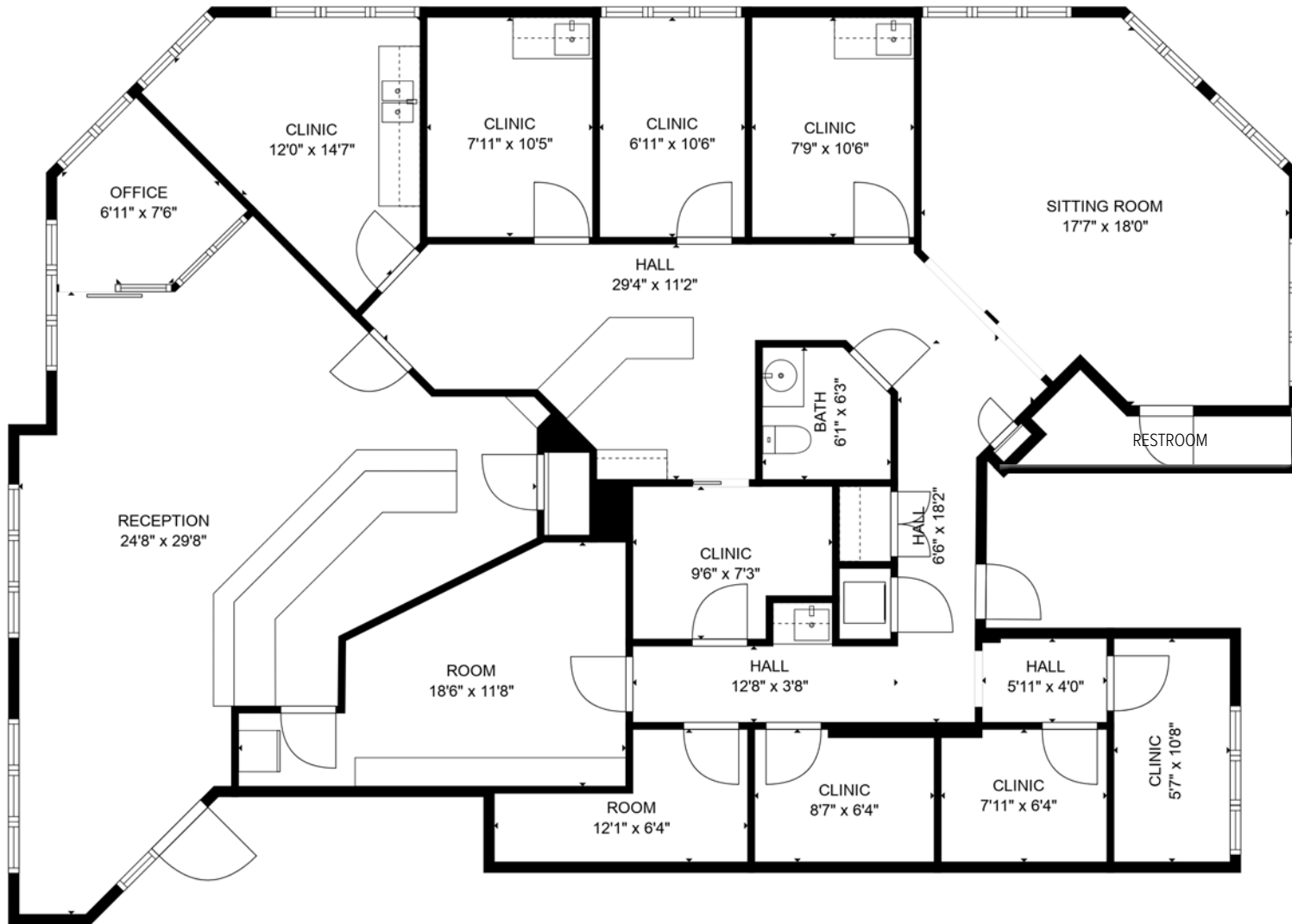
Monthly Rent: \$3,900 including utilities





2620 JACKSON BLVD, SUITE C
RAPID CITY, SD 57702

SUITE C



SUITE F SUMMARY

SUITE OVERVIEW

- ▶ Garden level professional suite with access from the main building entrance on the south side or an employee entrance on the northwest side.
- ▶ Suite includes up to 10 private offices, welcoming reception area, kitchenette, larger offices big enough for conference/meeting rooms.
- ▶ 2 restrooms and plenty of storage space.
- ▶ Lower level suites share a common waiting area
- ▶ Neighboring tenants include dentist, engineering firm and orthodontics.

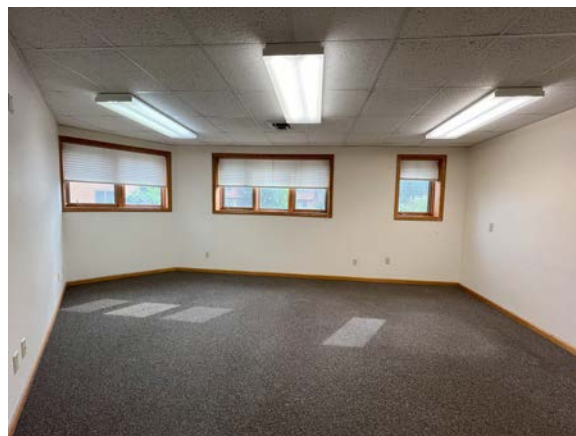
LEASE DETAILS

SUITE F

Suite Size: 2,634 SF

Zoning: Office Commercial

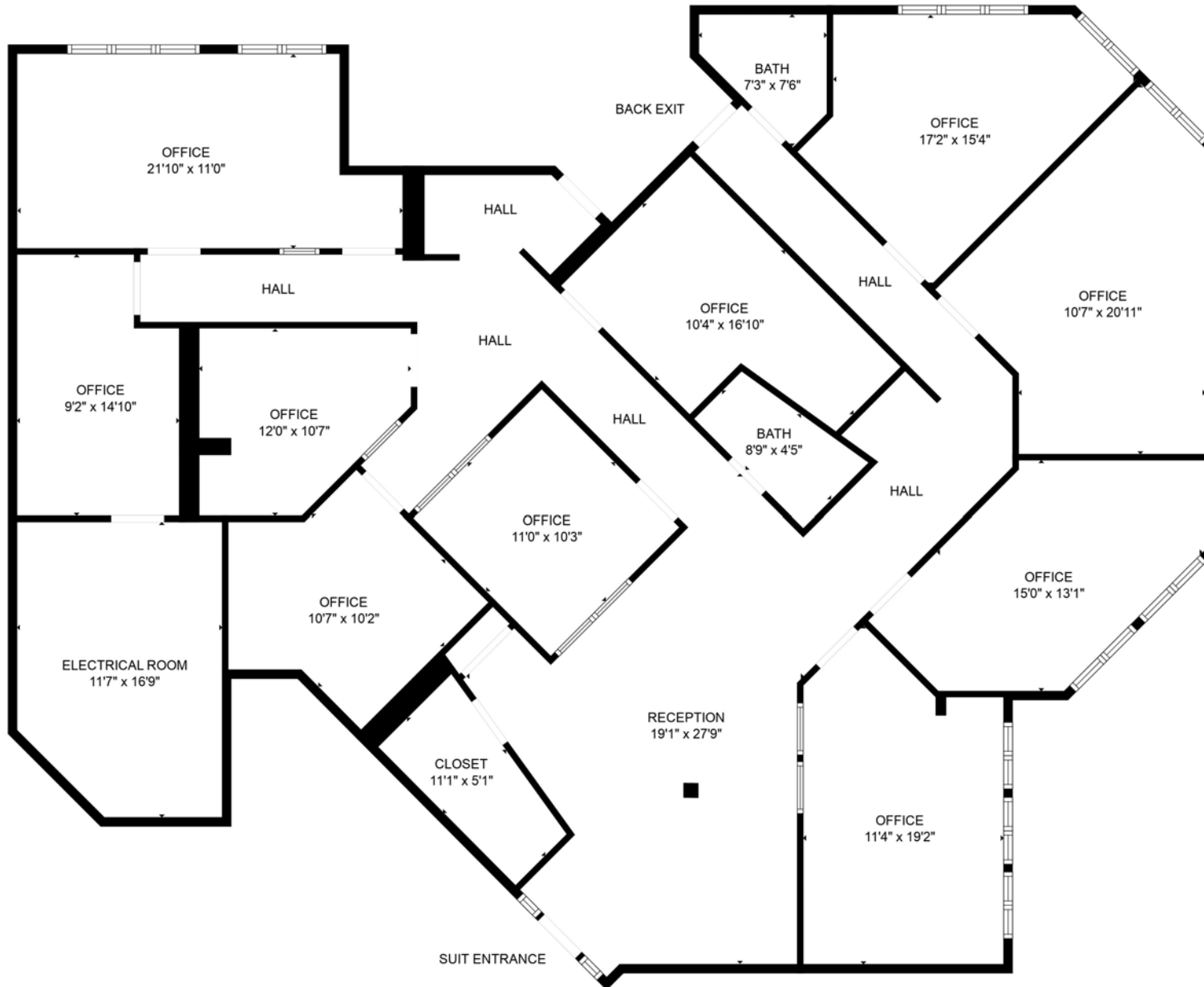
Monthly Rent: \$2,963.25 including utilities





2620 JACKSON BLVD, SUITE F RAPID CITY, SD 57702

SUITE F FLOOR PLAN





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 STATISTICS		
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



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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

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