



CLASS A OFFICE WITH PRIME VISIBILITY
1220 MOUNT RUSHMORE RD, FIRST FLOOR
RAPID CITY, SD 57701

FOR LEASE \$14.00/SF/YR NNN



5,600 SF | NEAR DOWNTOWN RAPID CITY

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

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OVERVIEW

PROPERTY SUMMARY

Elevate your business with this move-in ready Class A office space located on the major artery of Mount Rushmore Road, right in the heart of Rapid City. Offering unparalleled visibility and access, this space in the first floor of the Black Hills Health & Wellness Center is perfectly suited for medical practices and professional service providers. This property features:

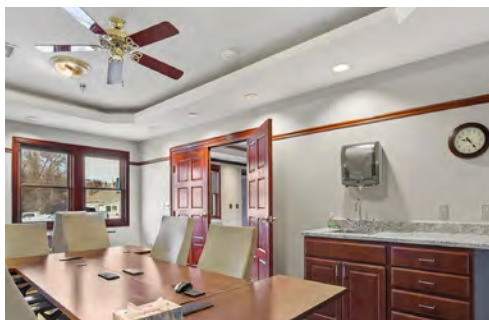
- **Six Large, Private Offices:** Designed for efficiency and comfort.
- **Conference Room:** Equipped to host productive meetings and client presentations.
- **20'x35' Classroom:** 700 square foot space ideal for training sessions, seminars, therapy, or collaborative projects.
- **Built-in Workstations and Clerical Work Room:** Ready to support your team's workflow with functionality and convenience.
- **Three Exam Rooms:** Perfectly suited for medical or clinical use, adaptable to your needs.
- **Premium Finishes:** Classic design that reflects the prestige of Class A office standards.
- **And so much more!** Multi-purpose rooms for additional storage or offices, three restrooms, storage spaces and a kitchenette.

Situated in a prime location with heavy daily traffic, this property ensures both high visibility and convenience. Whether you're a growing medical practice, consulting firm, or specialized service provider, this space offers the flexibility and sophistication to impress clients and enhance operations.

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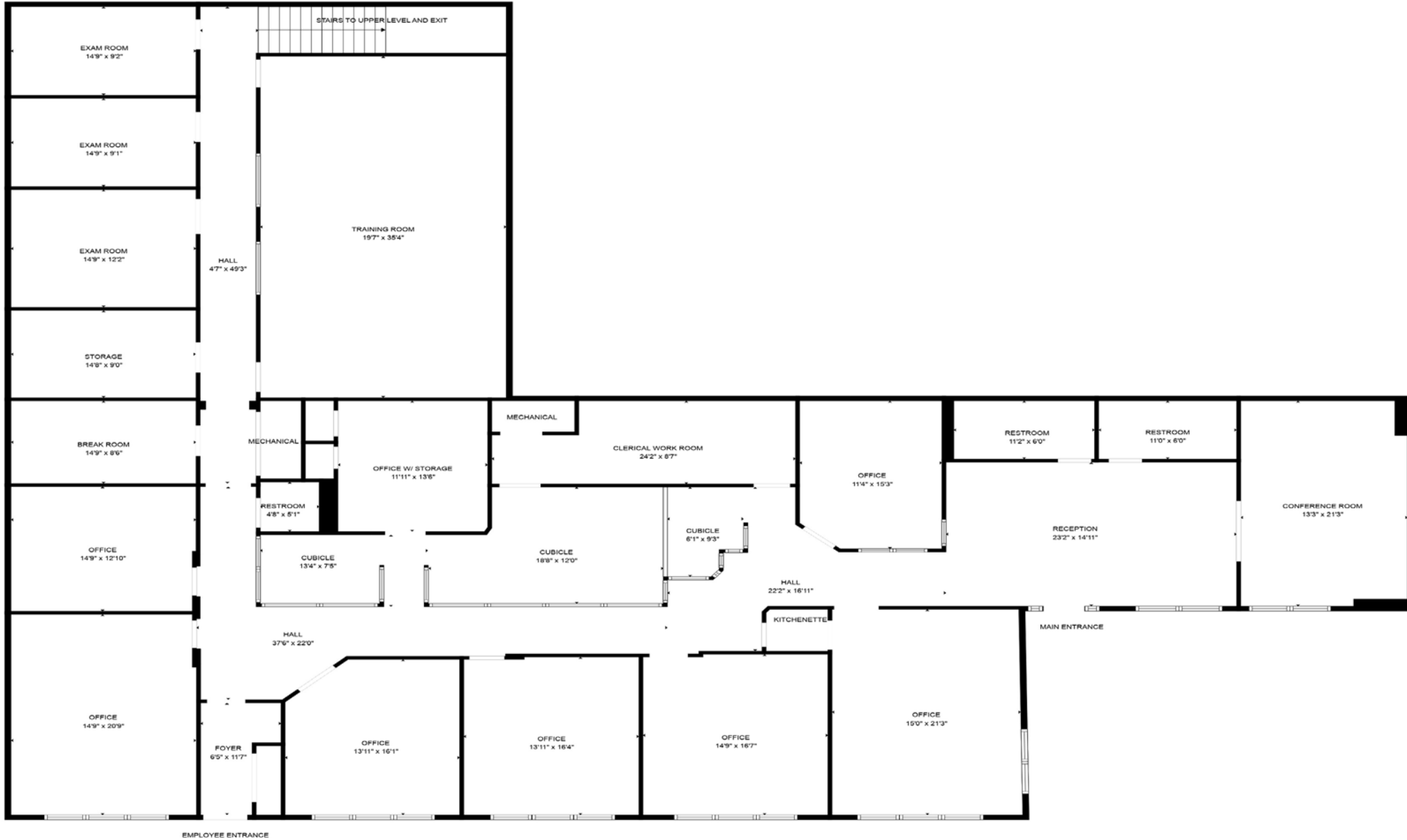
LEASE INFORMATION

Unit Size:	5,600 Square Feet
# Offices:	6 Offices, Built-in Workstations, 3 Exam Rooms
# Conference Rooms:	1 Conference, 1 Classroom
Restrooms:	3
Base Rent:	\$14.00/SF/Yr
Est. NNN:	\$4.60/SF/Yr
Monthly Rent:	\$8,680.00



1220 MOUNT RUSHMORE ROAD, FIRST FLOOR RAPID CITY, SD 57701

FLOOR PLAN





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PHOTOS



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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 Office Independently Owned and Operated

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