



## Horst Business Center | 1760-1774 Centre Street | Rapid City, SD 57703

Exclusively listed by: **Shannon Brinker** | Commercial Broker | 605.415.7222 | shannon@truenorthassetgroup.com

### Property Overview

- Multiple office/retail spaces with various configurations from 500 to 2,000 SF
- Upper level has high visibility from Hwy 44, across from Western Dakota Tech, lower level faces Centre St
- Easy parking and access from either side of the development
- Development built in 2009, some suites are first generation, but all have high quality finishes
- Zoned as Light Industrial

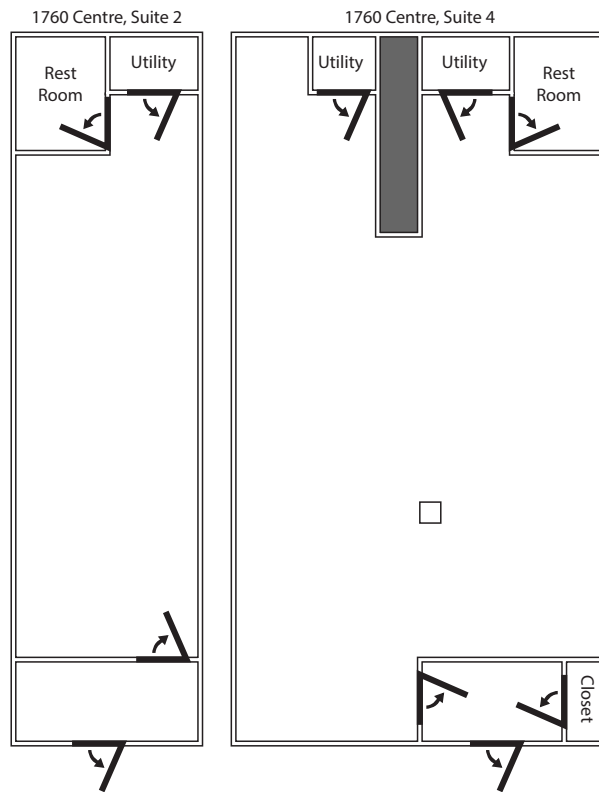
### Pricing

Suite	SF	Lease Rate	CAM
1760 Centre, Suite 2	500	\$550	\$50
1760 Centre, Suite 4	1,000	\$850	\$100
1770 Centre, Suite A/B	3,000	\$3,478	\$300
1770 Centre, Suite 1	1,000	\$750	\$100
1770 Centre, Suite 3	500	\$550	\$50
1774 Centre, Suite A	2,000	\$1,600	\$200

Tenant is responsible for utilities

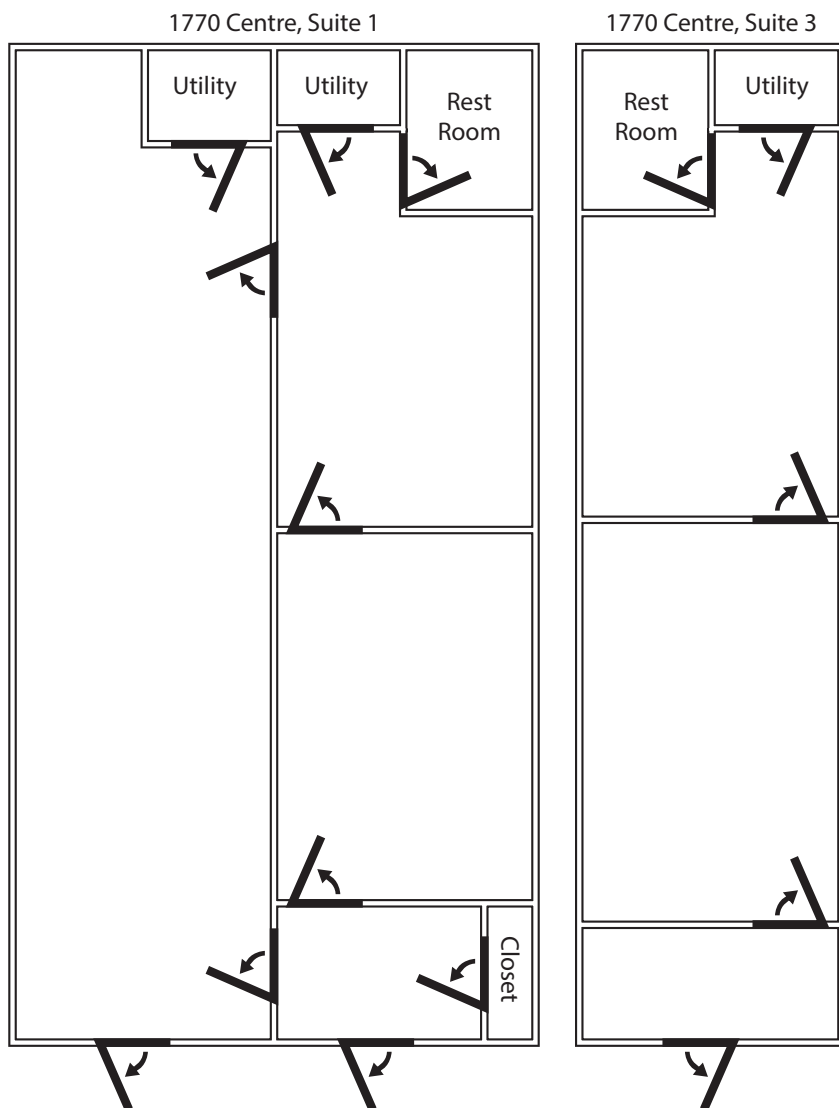
Keller Williams Realty Black Hills | 2401 W Main Street Rapid City, SD 57702 | (605) 343-7500 | www.truenorthassetgroup.com

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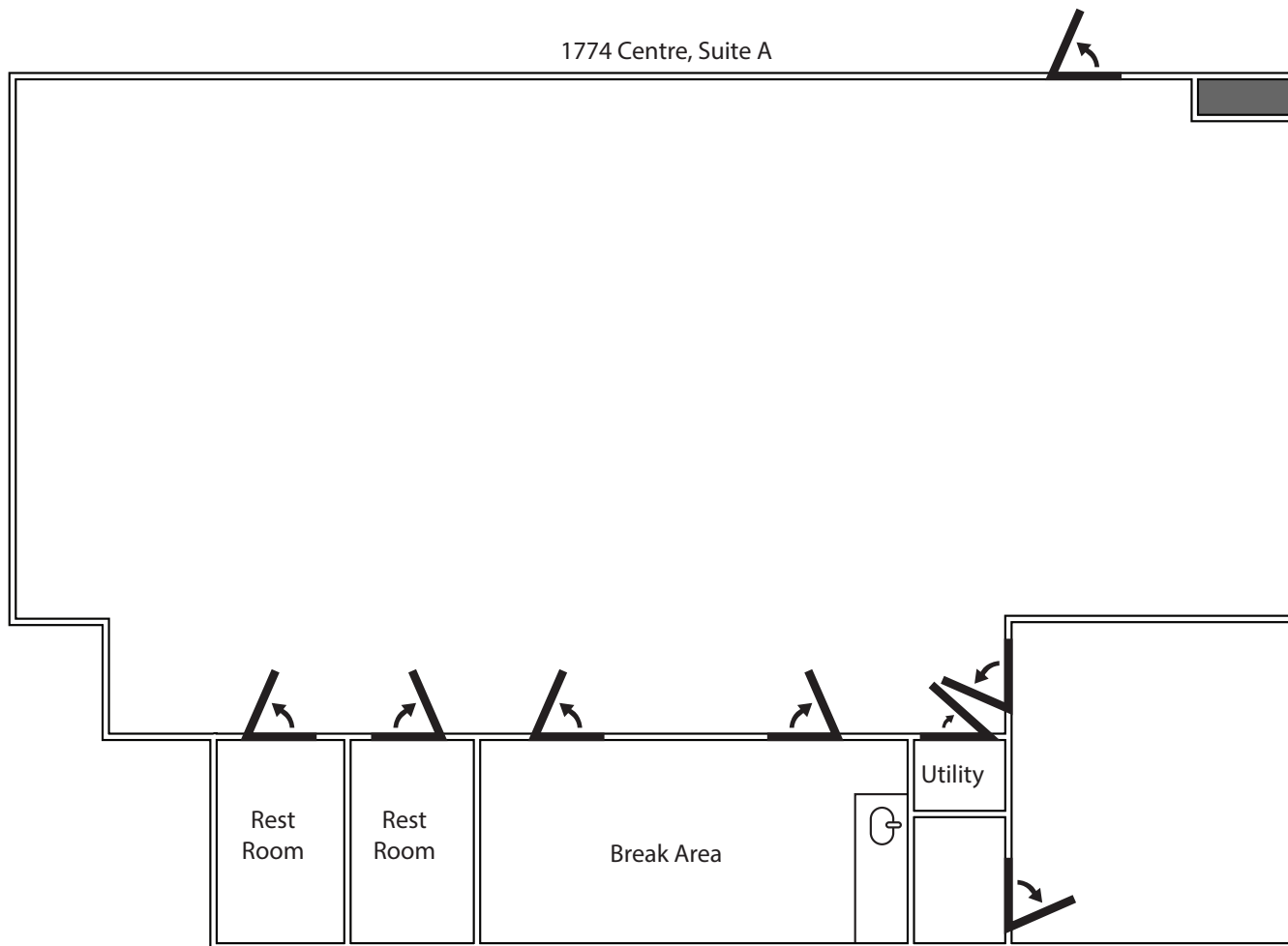


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1774 Centre, Suite A



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