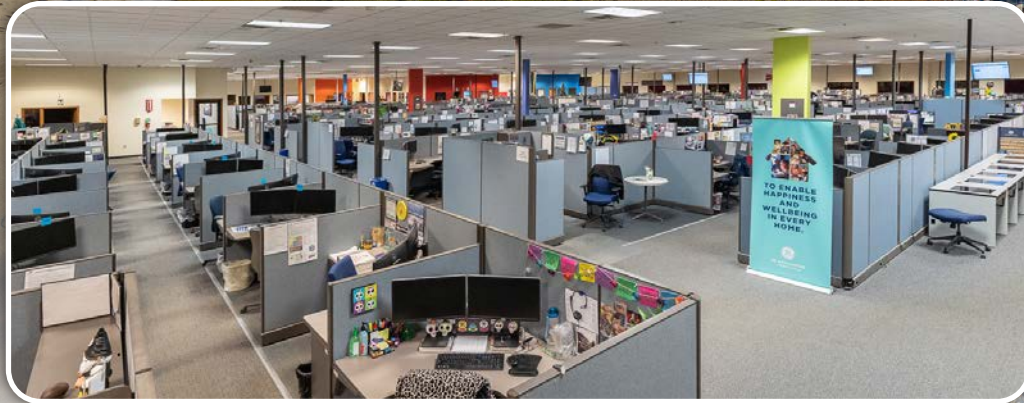


# 40,314 SF | RUSHMORE REGIONAL BUSINESS PARK

## OFFICE FOR SALE/LEASE

1450 Concourse Drive, Rapid City, SD 57703

Updated December 2019



Exclusively listed by:

**Chris Long, CCIM**

Commercial Broker

605.939.4489

[chris@rapidcitycommercial.com](mailto:chris@rapidcitycommercial.com)

*Your Property...  
Our Priority<sup>SM</sup>*



# PROPERTY SUMMARY

## 1450 Concourse Drive, Rapid City, SD 57703

**Sale Price:** **\$5,000,000**

**Base Lease Rate:** **\$10.00/SF/YR NNN**

**Total SF** **40,314 SF**

**Acres:** 4.23 Acres

**Zoning:** Light Industrial

**Parking:** 387

**Ceiling Height:** 20'

**Year Built:** 1998

**Legal Description:** Rushmore Regional Industrial Park, Block 2, Lot 11

**Tax ID:** 45682

**Taxes (2018):** \$63,596.30

**Special Assessment (2018):** \$1,391.04

**Utilities:**  
Water—City of Rapid City  
Electric—West River Electric  
Sewer—City of Rapid City  
Gas—Montana Dakota Utility Co.  
Fiber—Midcontinent

### Highlights

- 40,314 SF former call center in the Rushmore Regional Industrial Park west of Elk Vale Rd on Concourse Dr.
- Spacious call floor fits 450 workspaces.
- Along the perimeter of the building is a mix of private offices, conference rooms, large multi-purpose rooms, a large cafeteria/break room, data room and recently updated m/w restrooms.
- Heavy security throughout the building - keycarded main entrance and at the doors to the offices and call floor.
- Generator powers the entire building in emergencies.
- Brand new rubber roof installed August 2019
- 387 parking spaces and outdoor seating area for employees during the summer months.
- Possible to divide in half.



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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.

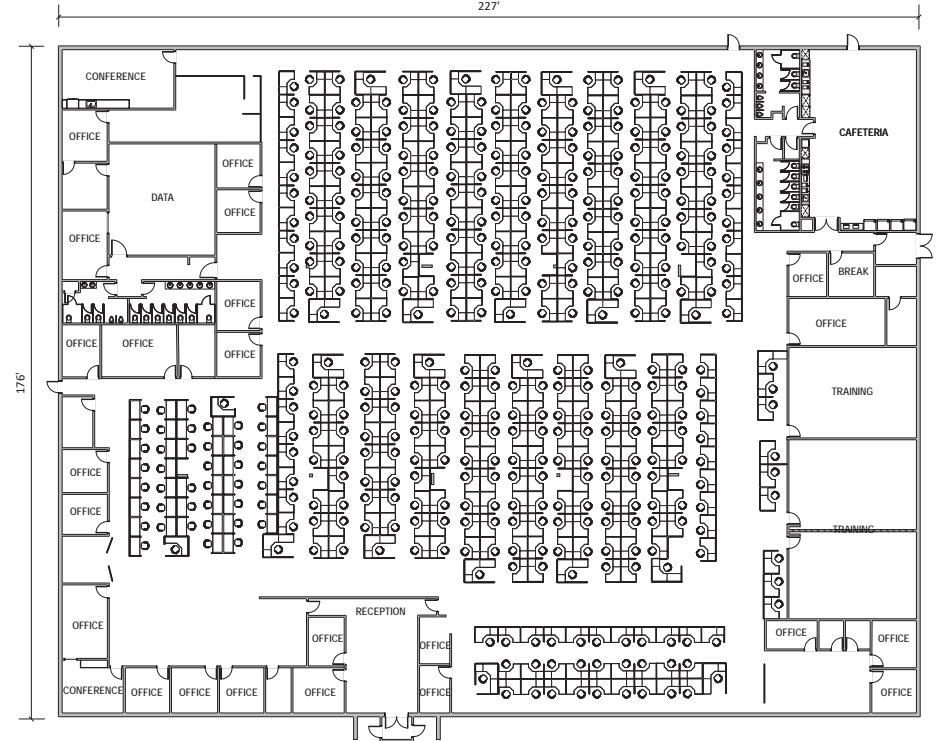
# FLOOR PLAN

1450 Concourse Drive, Rapid City, SD 57703

*Without Workstations*



*With Workstations*



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# LOCATION

1450 Concourse Drive, Rapid City, SD 57701



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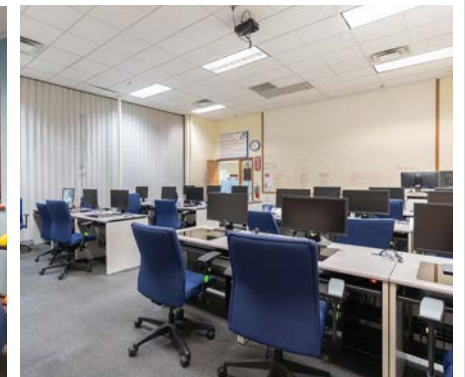
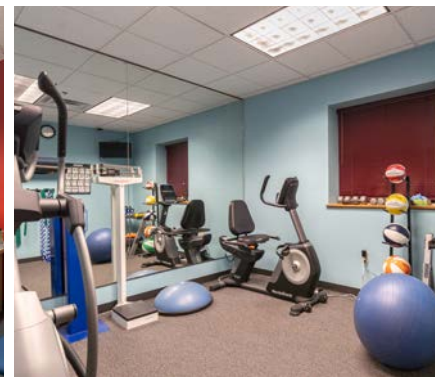
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# PHOTOS

1450 Concourse Drive, Rapid City, SD 57703



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# DEMOGRAPHICS

## Rapid City, SD



	5 miles	10 miles	20 miles
Total Households	23,177	43,682	53,033
Total Population	57,315	107,127	130,947
Persons Per Household	2.5	2.5	2.5
Average Household Income	\$45,992	\$55,324	\$62,533
Average House Value	\$125,555	\$165,762	\$194,147
Average Age	32	34.4	35.7
Average Age Male	30.2	33	34.4
Average Age Female	34.3	36.1	37.2



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## Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

### National Rankings

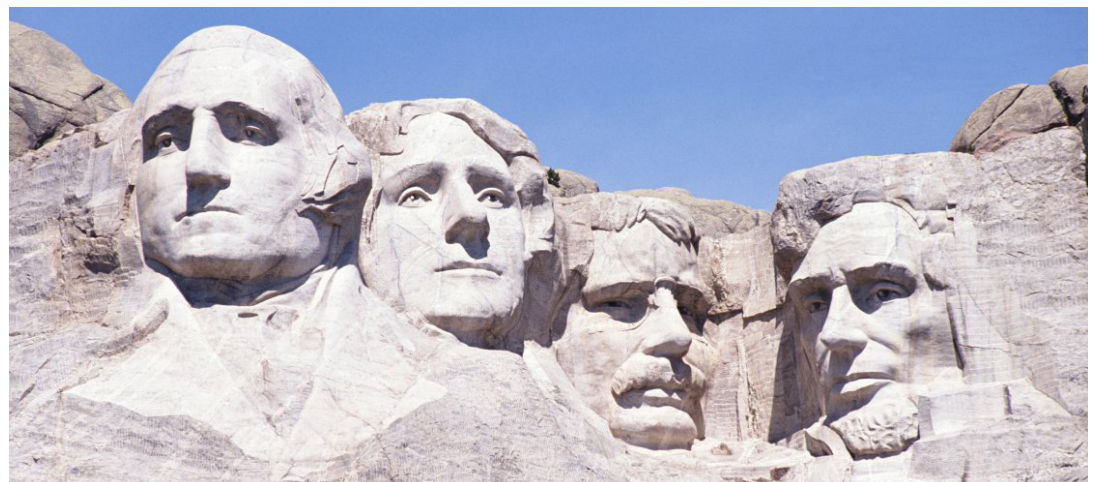
- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City—Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*

### Rapid City Area Key Stats

Total Work Force .....	65,250
Employed.....	62,900
Unemployed .....	2,350
Unemployment Rate .....	3.6%
Right-to-work Law.....	Yes

#### Employment by Sector:

Retail Trade .....	8,400
Transportation, Warehousing & Utilities .....	11,600
Professional & Business Services .....	5,100
Educational & Health Services .....	10,600
Leisure & Hospitality.....	7,800
Government.....	10,700



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