



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

528 KANSAS CITY ST, RAPID CITY SD

528 KANSAS CITY STREET, RAPID CITY, SD 57701

RE/MAX ADVANTAGE

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653



PRESENTED BY:

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SD #15377

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Advantage and it should not be made available to any other person or entity without the written consent of RE/MAX Advantage.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Advantage.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Advantage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Advantage has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Advantage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

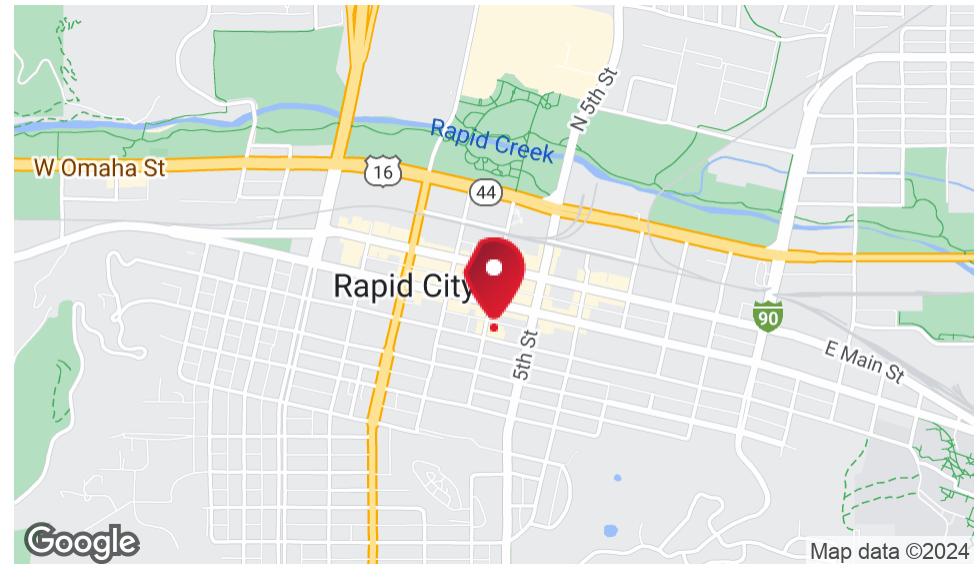
PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,100.00 - 1,691,298.00 per month (MG; Gross)
Building Size:	15,000 SF
Available SF:	1,014 - 2,075 SF
Lot Size:	0.17 Acres
Number of Units:	2
Year Built:	1954
Zoning:	General Commercial

PROPERTY OVERVIEW

Office spaces for lease in an excellent downtown location.

PROPERTY HIGHLIGHTS

- Fast growing downtown area
- Two-level building
- High walk score
- Easy access to hotel, shopping, dining, fine arts and theater

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Office spaces for lease in an excellent downtown location.

LOCATION DESCRIPTION

Downtown Rapid City, SD

Easy access to fine arts, dining, hotel, shopping and salons

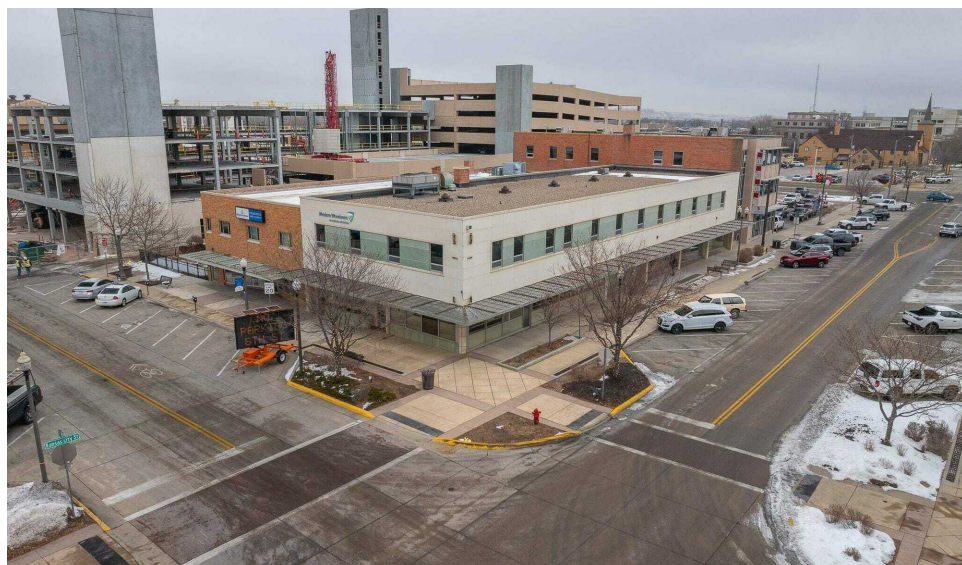
High walk score

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Fast growing downtown area
- Two-level building
- High walk score
- Easy access to hotel, shopping, dining, fine arts and theater

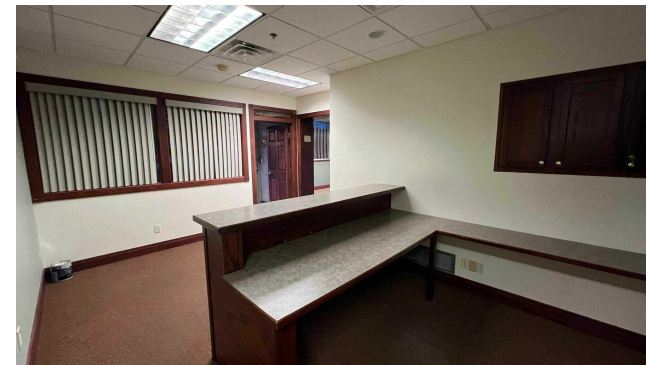
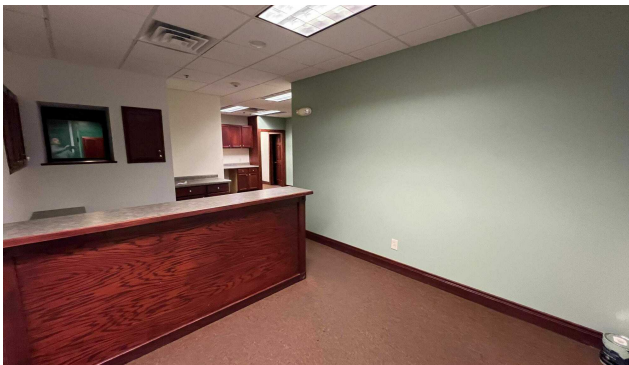
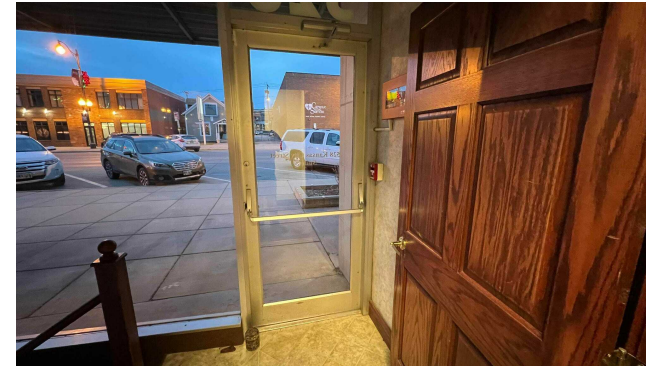


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ADDITIONAL PHOTOS



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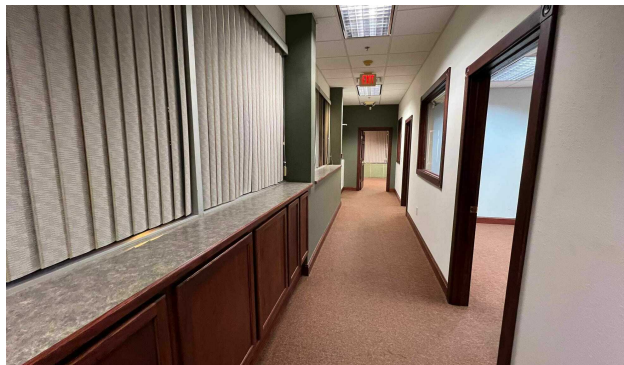
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

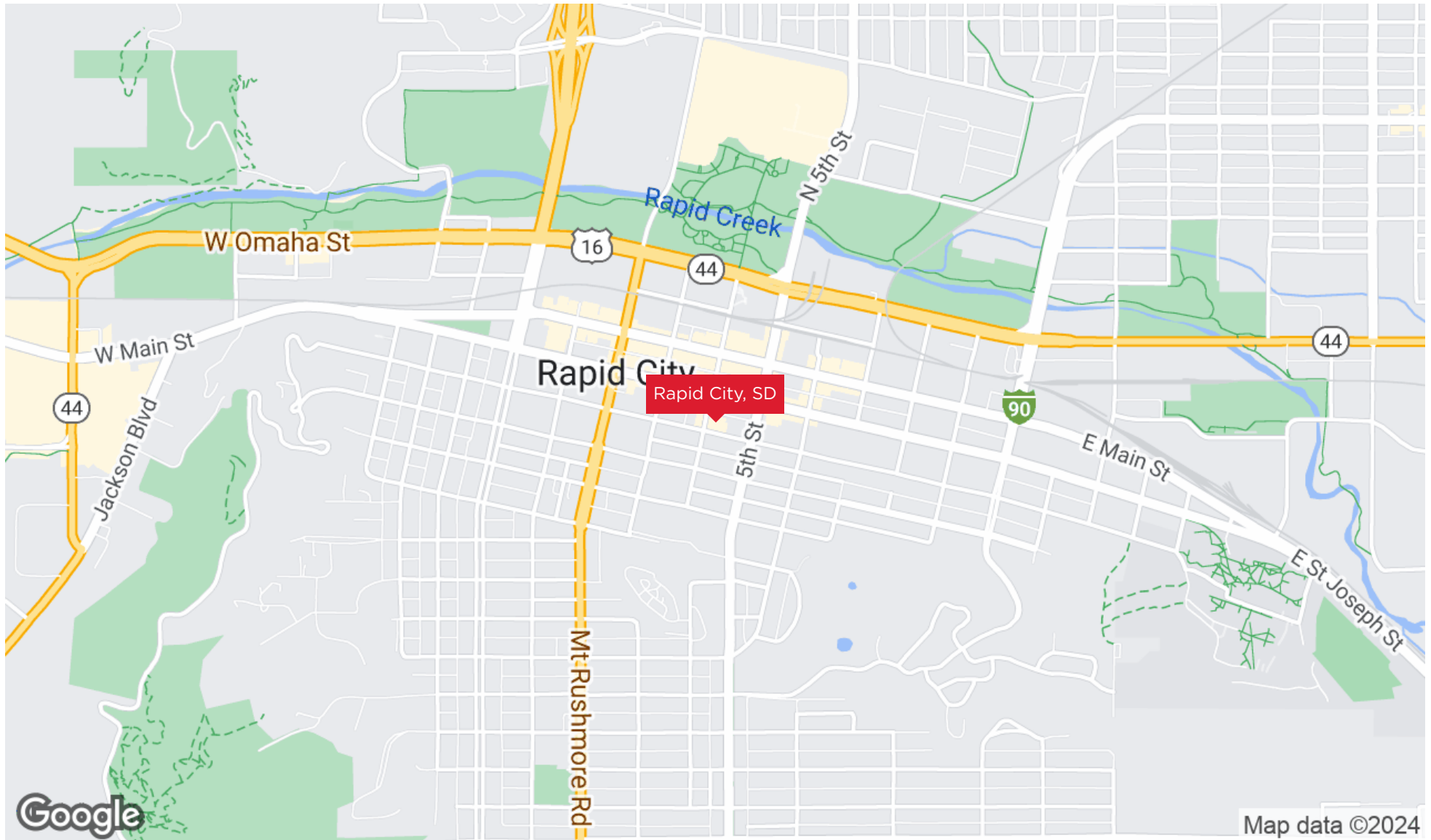
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



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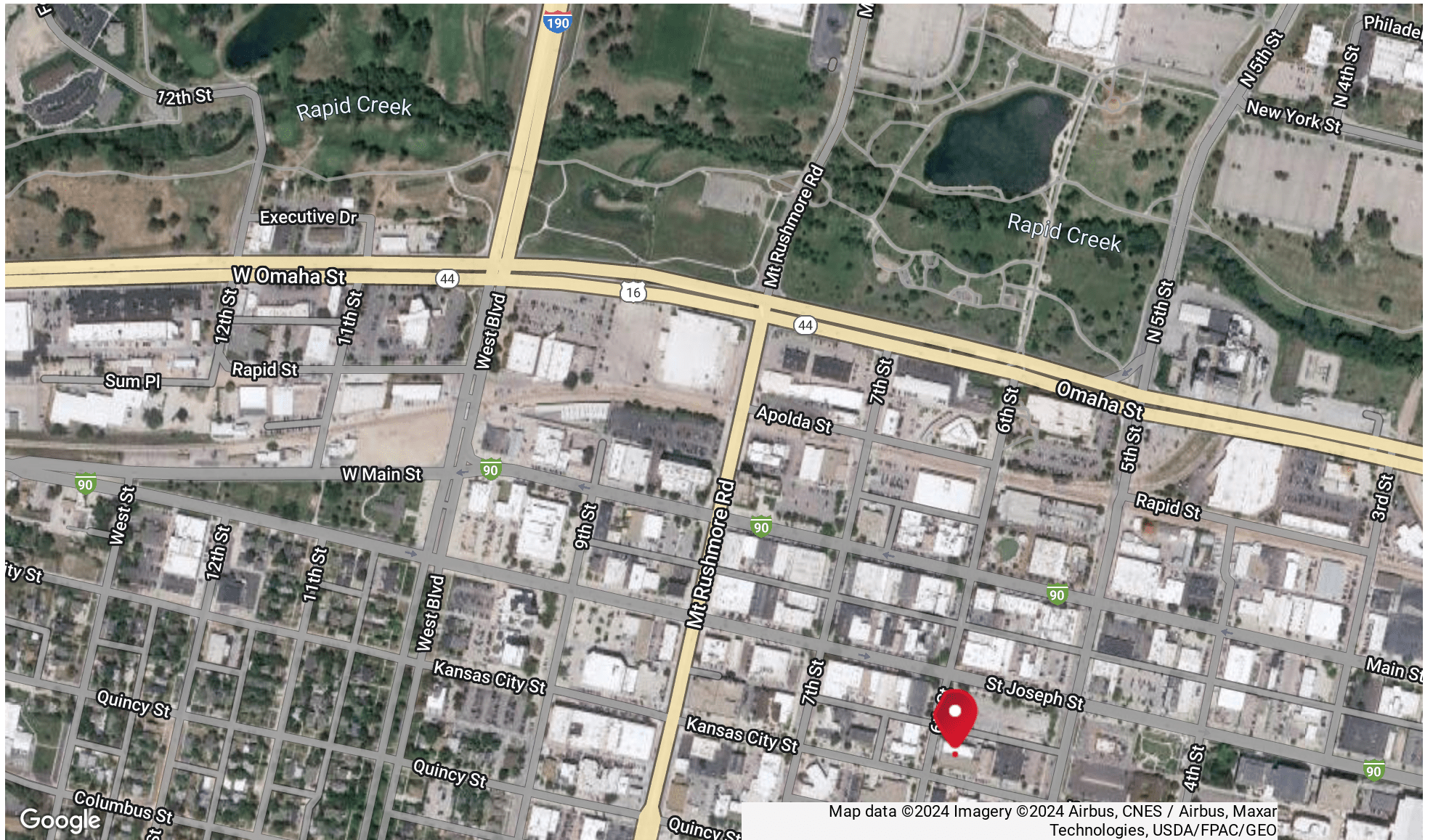
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LOCATION MAP



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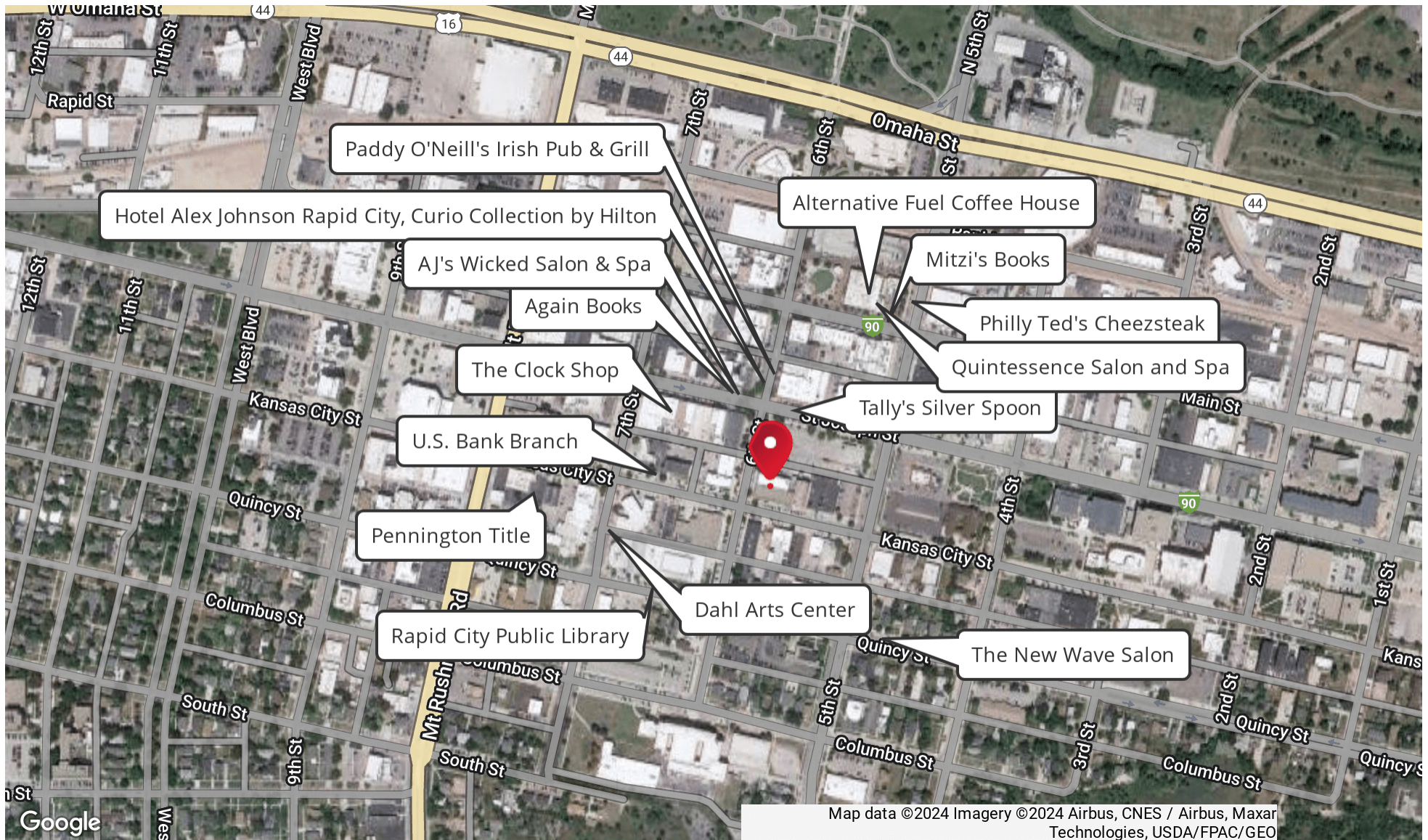
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AERIAL MAP



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A large, stylized number "3" is the central graphic. It is composed of two parallel, slanted rectangular outlines. The left outline is dark blue, and the right outline is a lighter blue. The number "3" is rendered in a bold, red, sans-serif font, positioned between the two outlines.

3

ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**RANDY OLIVIER, CCIM****Commercial Broker**

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Direct: **605.343.7653** | Cell: **605.430.6246**

SD #15377

PROFESSIONAL BACKGROUND

After graduating from college, I spent some time in a regional CPA firm learning about audit trails, small and large businesses, tax returns, and business plans. Incredible experience! Then moved into the retail and corporate world of FootLocker, Harley Davidson, Hobby Lobby, and Walmart. Walmart selected me to participate in a 3-month, top-talent leadership academy where we were able to deep dive into how the world's largest retailer thinks, operates and executes its business model. This amazing experience gave me such great insight; from land selection and acquisition to distribution centers to new construction to operations in the store. This background was very useful and helpful in the decision to transition into commercial real estate in 2013, where the first transaction was helping a client purchase an Office Max building and property in Rapid City, SD.

In 2017, I earned my CCIM (Certified Commercial Investment Member) designation; the gold standard in the real estate investment industry. The CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations.

With this real-world experience, track record, and education, we can work towards minimizing your risk, maximizing the return on your investment, and optimizing the value of your real estate. We can make better-informed decisions and develop a comprehensive commercial real estate strategy for you. Let's get started!

EDUCATION

Bachelor's Degree - accounting - Chadron State College 1995

Bachelor's Degree - management - Chadron State College 1995

Real Estate license - 2013

CCIM Institute / Certified Commercial Investment Member 2017

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