



Each office independently owned and operated

RE/MAX ADVANTAGE

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

FOR LEASE

OFFICE BUILDING

# 628 1/2 6TH STREET, RAPID CITY

628 1/2 6TH STREET, RAPID CITY, SD 57701



PRESENTED BY:

**RANDY OLIVIER, CCIM**

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SD #15377

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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.

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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

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EXECUTIVE SUMMARY

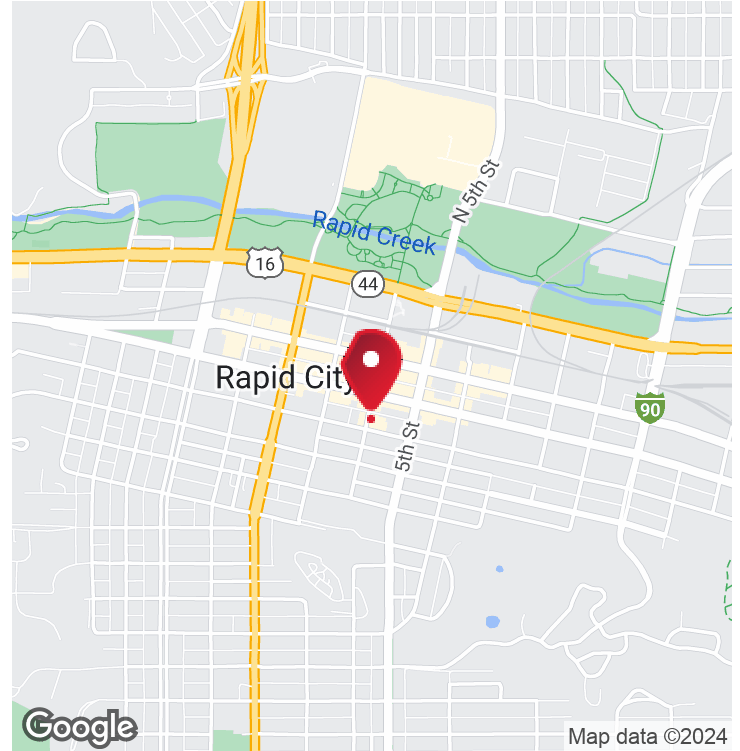
PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$500.00 - 1,800.00 per month (Gross)
Building Size:	15,000 SF
Available SF:	138 - 899 SF
Lot Size:	0.17 Acres
Number of Units:	3
Year Built:	1954
Renovated:	2021
Zoning:	General Commercial

## PROPERTY OVERVIEW

This second-floor office space features a common area as you enter the suite of offices; including a kitchen area and general reception area. Two restrooms are also available for use just outside of the suite. There is direct access by stairs along 6th Street and then an alternative elevator/stairs access from the 520 Kansas City Street entrance. The office windows bring in great natural light and provide a open view of 6th Street, including the Hotel Alex Johnson and neighboring businesses. Located directly South of the newest downtown project, the mixed-use "Block 5" project, this location allows for easy access to all of the downtown amenities!

## PROPERTY HIGHLIGHTS

- Additional spaces available.
- Common area kitchen and bathrooms
- High walk score of 87

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# PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Immerse yourself in the vibrant neighborhood surrounding 628 1/2 6th Street in Rapid City, SD. This bustling area offers an array of dining options, from local eateries to upscale restaurants, perfect for business lunches or after-work socializing. Enjoy convenient access to nearby shopping centers and cultural landmarks, and take advantage of the outdoor recreational opportunities at the scenic parks and green spaces nearby. With its close proximity to notable attractions like Main Street Square and the Journey Museum, the location provides an ideal blend of work and leisure. Experience the dynamic energy of Rapid City while enjoying the convenience of your office space at 628 1/2 6th Street.

## EXTERIOR DESCRIPTION

Block, Stucco

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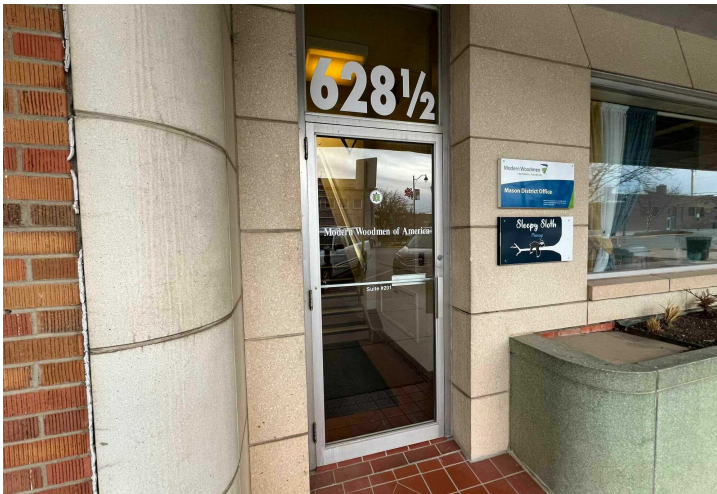


# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Additional spaces available.
- Common area kitchen and bathrooms
- High walk score of 87



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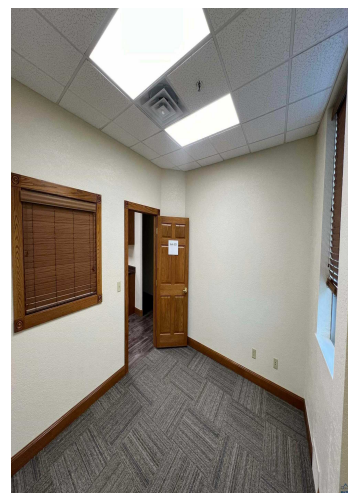
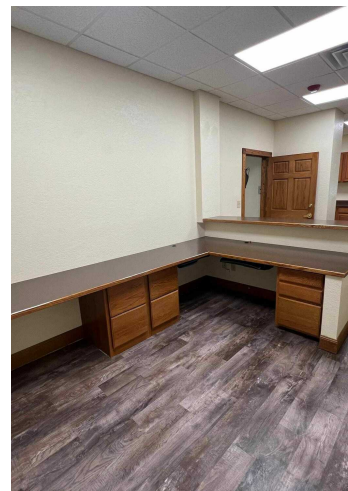
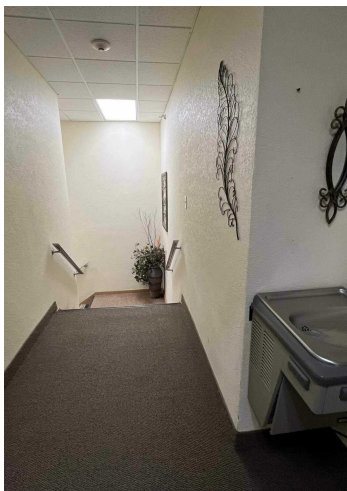
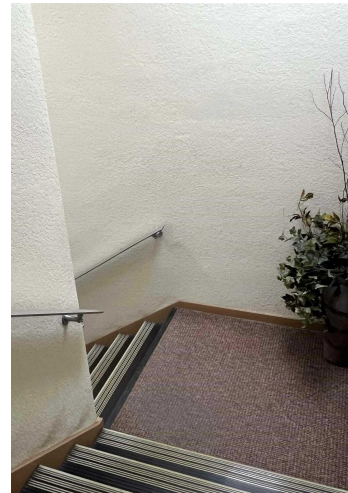
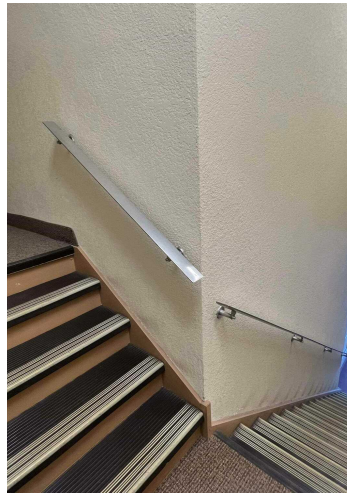
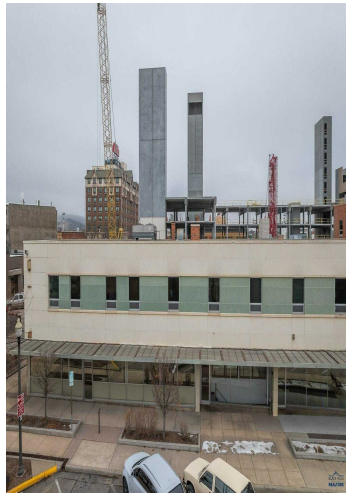
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# ADDITIONAL PHOTOS



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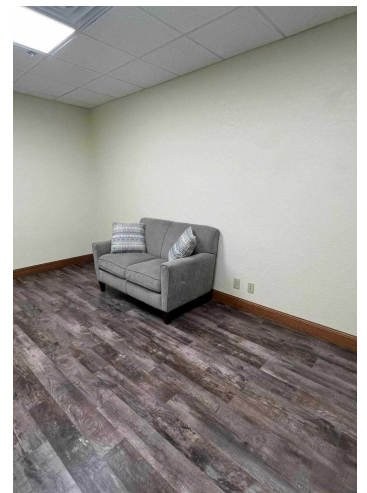
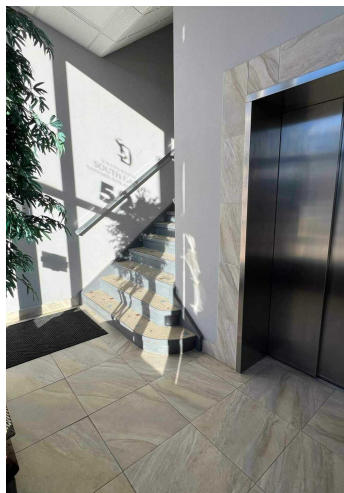
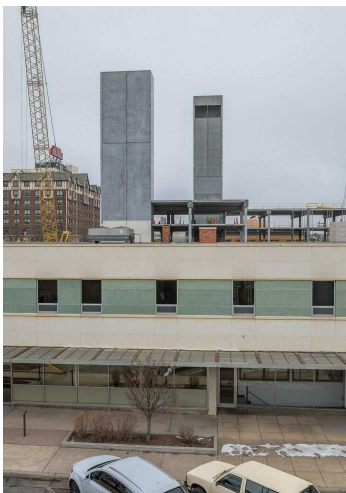
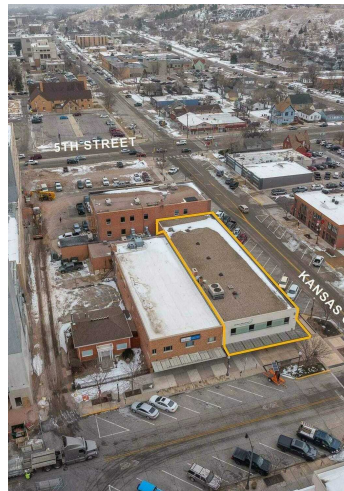
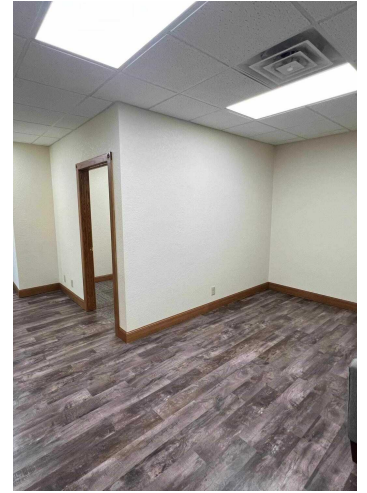
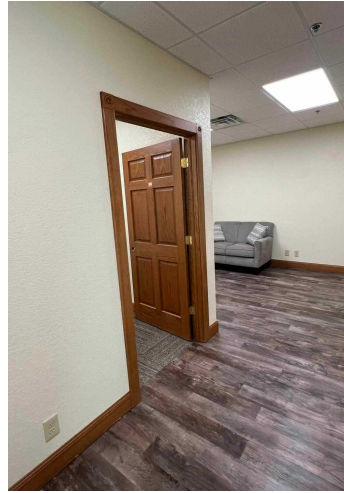
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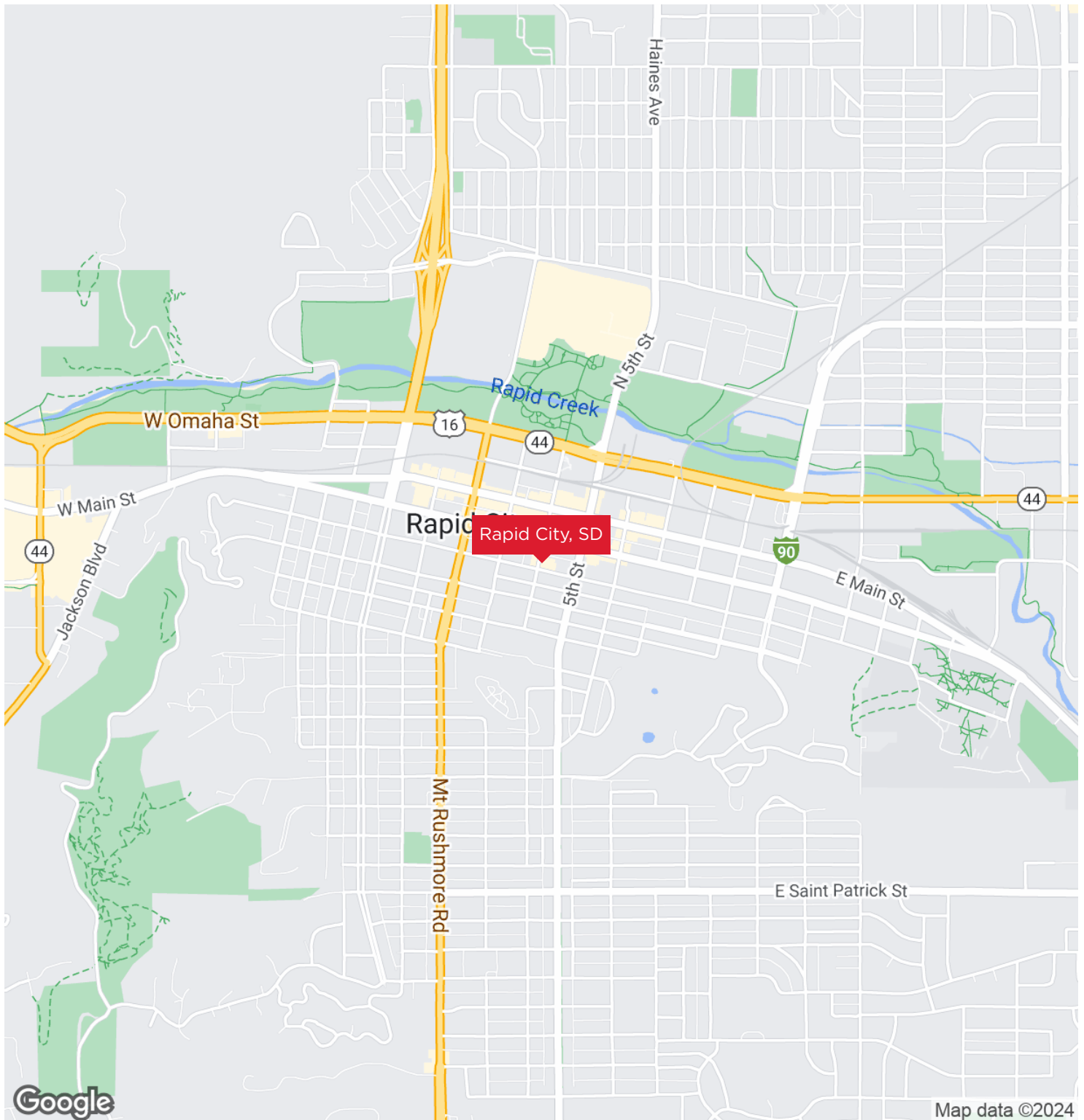
## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

LOCATION MAP

# REGIONAL MAP



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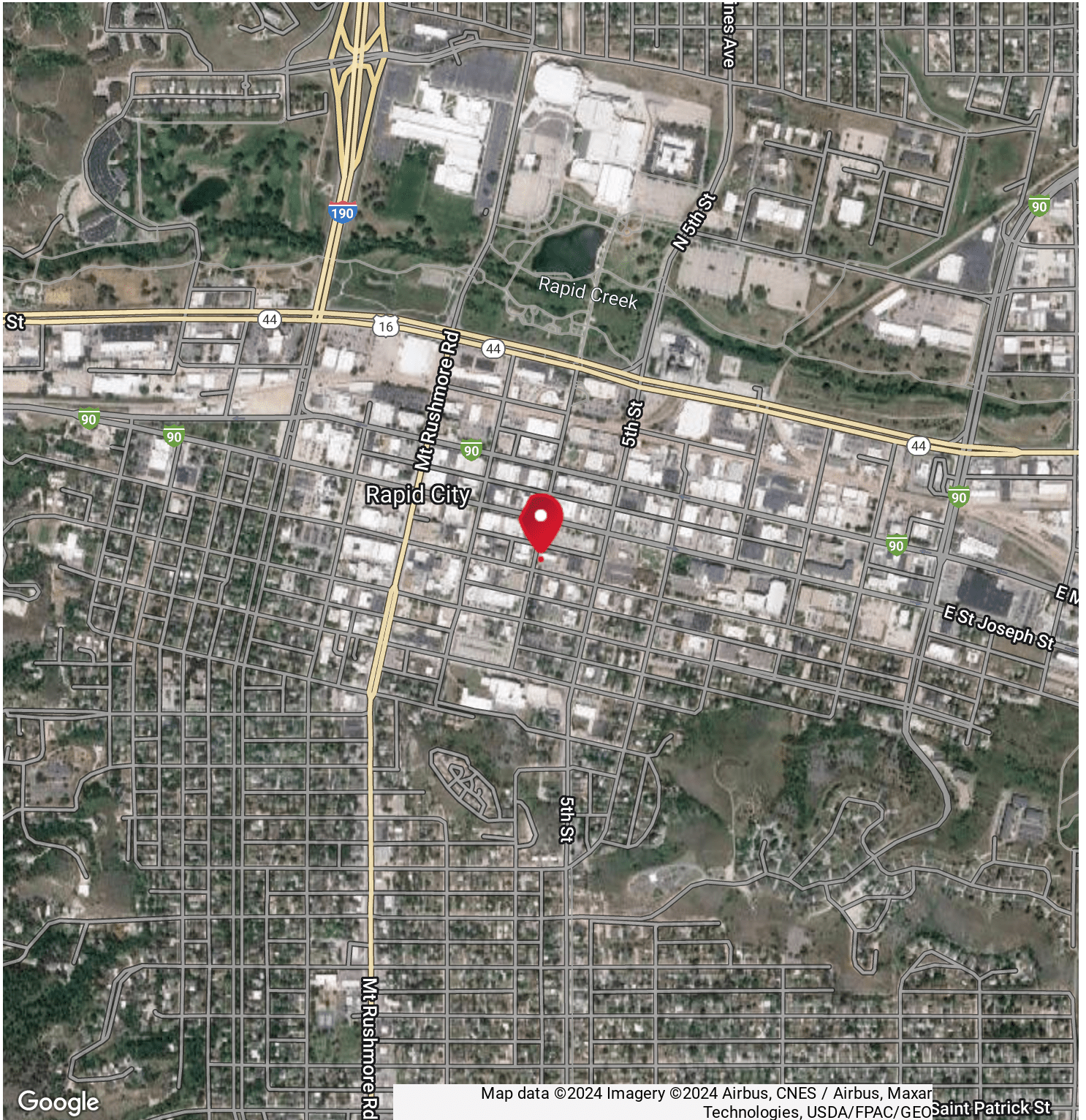
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## ADVISOR BIOS

**IN THIS SECTION**

ADVISOR BIO 1



# //ADVISOR BIO 1

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

randyolivier@remax.net

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

**MEMBERSHIPS**

Volunteer Work:

Workforce Development Chairman for SD Home Builders Association.

Military Affairs Chairman-Ellsworth AFB, SD Ntl Guard, RC Chamber.

Production:

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