

OFFICE FOR LEASE

809 Deadwood Avenue, Suite 2, Rapid City, SD 57702

Updated February 2018



2,000 - 8,800 SF office space • High visibility at Deadwood Ave & Plant St

Highlights

- Approximately 8,800 square feet of office with great visibility on the southwest corner of Deadwood Ave & Plant St—18,238 vehicles/day (2016).
- Open floor plan with private offices, conference rooms, men's & women's restrooms, and breakroom/kitchen.
- Beautifully maintained landscaping throughout the property.
- Zoned General Commercial—professional services and retail
- Landlord pays real estate taxes, building insurance, utilities, and ALL maintenance which includes common and interior maintenance, cleaning and cleaning supplies.

Leasing Information

Base Rent: \$19.95/SF/YR

NNN: \$0.00/SF/YR

Total: \$19.95/SF/YR

(\$3,325-\$14,630 per month)

**Landlord prefers a minimum
3-year lease term**



Exclusively listed by:

Shannon Brinker

Broker Associate - Leasing Agent

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Chris Long

CCIM, Commercial Broker

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Your Property...

Our PrioritySM

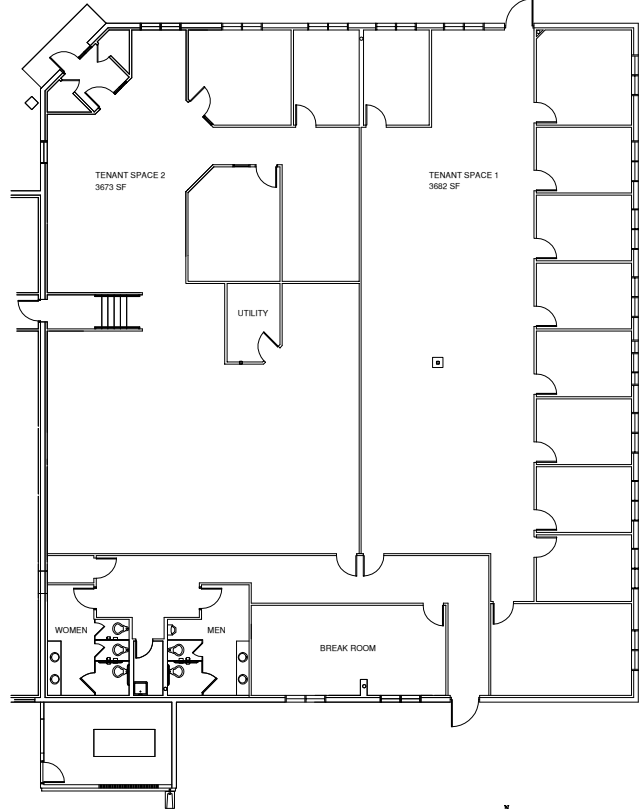
FLOOR PLAN

809 Deadwood Ave, Suite 2

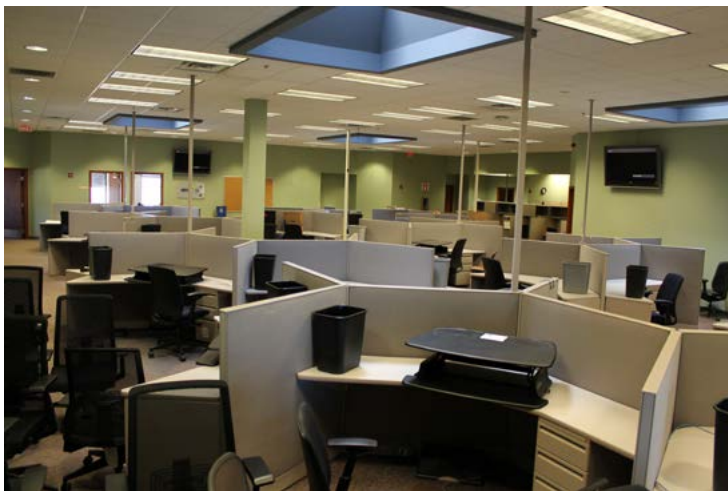
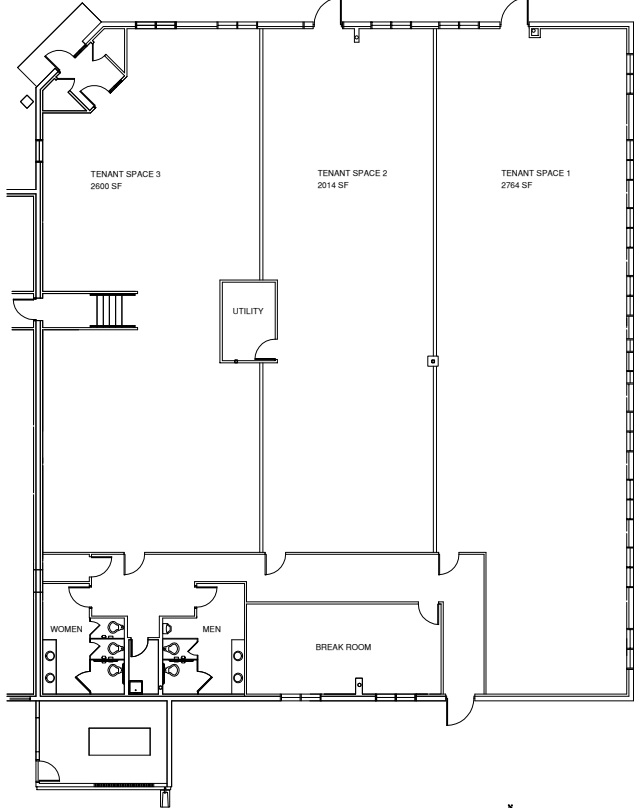
Current call center configuration: 8,800 SF



Proposed Floor Plan: 2 Tenants - 3,682 & 3,673 SF



Proposed Floor Plan: 3 Tenants - 2,765 SF, 2,600 SF & 2,014 SF



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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

PHOTOS

809 Deadwood Ave, Suite 2



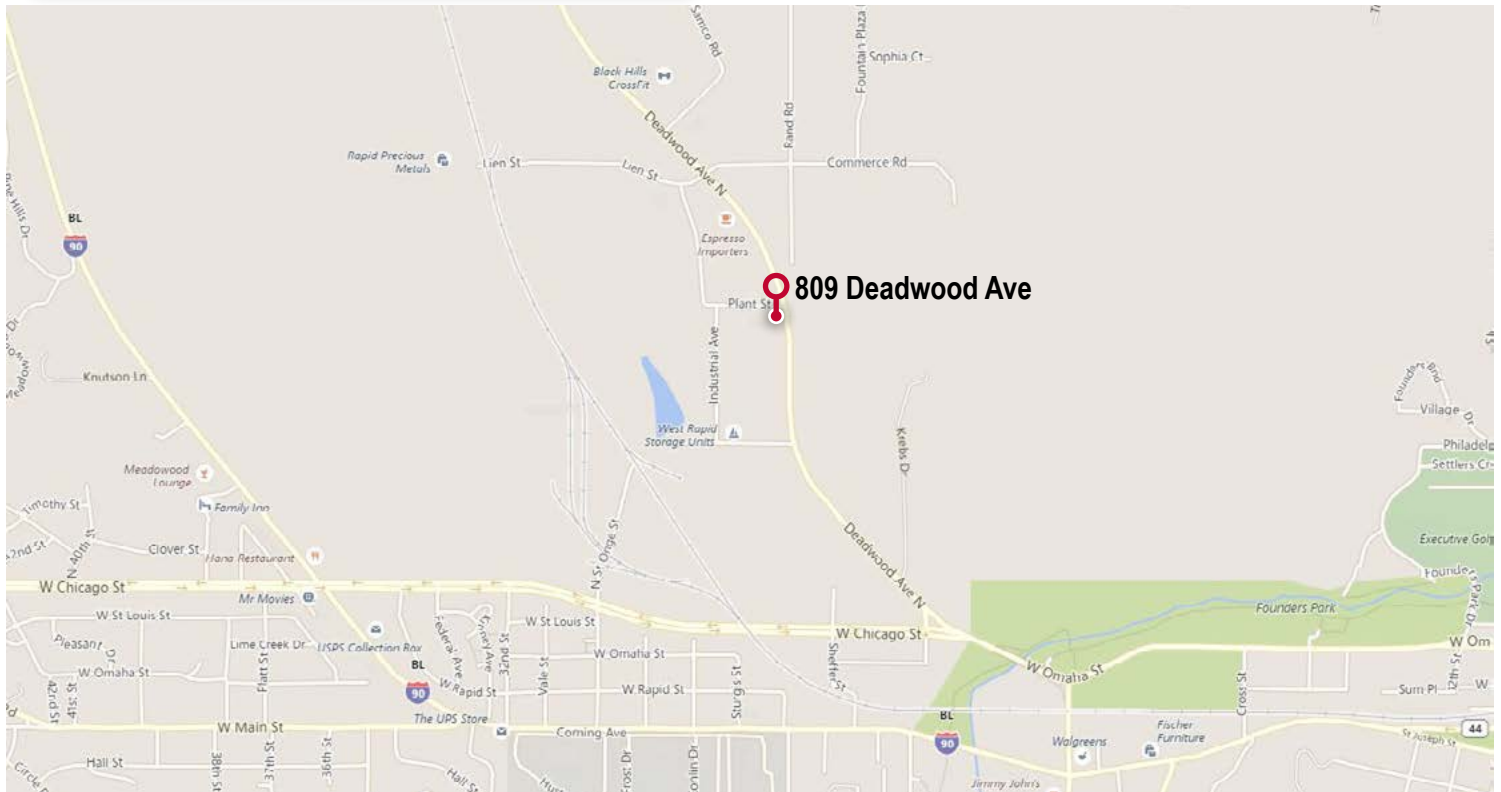
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LOCATION

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