

OFFICE FOR LEASE

333 West Boulevard, Suite 302, Rapid City, SD 57701

Updated February 2018



Highlights

- Suite 302 - 2,060 SF (**\$4,070.22/month**)
- Class A office building at West Boulevard and Omaha St
- Zoned General Commercial
- 3rd floor suite with western view of M Hill, Executive Golf Course and West Omaha St

Leasing Information

Base Rent:	\$16.00/SF/YR
Real Estate Taxes:	\$2.98/SF/YR
Insurance:	\$0.32/SF/YR
CAM:	\$1.26/SF/YR
Utilities:	\$1.85/SF/YR
Common Area Janitorial:	\$1.30/SF/YR
Total:	\$23.71/SF/YR

Tenant is responsible for utilities.



Exclusively listed by:
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*Your Property...
Our PrioritySM*

FLOOR PLAN

333 West Blvd, Suite 302



*Not to scale

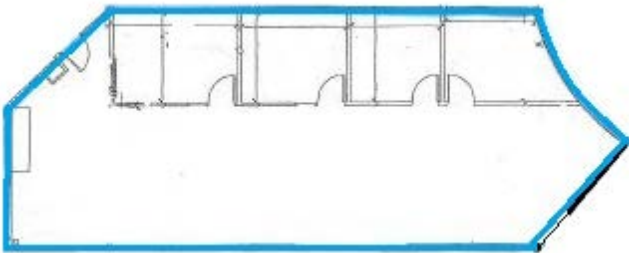


Building Amenities

- Secure entry and exit
- Main floor reception and coffee bar
- Modern decor
- Great city views out of every window
- Generous parking

Suite 302

- 2,060 SF
- 3 private offices
- Large file/storage room
- Large open cubicle area



*Not to scale



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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.

LOCATION

333 West Blvd, Rapid City, SD



Zoning

- General Commercial
- Flood Hazard District
- Light Industrial

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DEMOGRAPHICS

Rapid City, SD

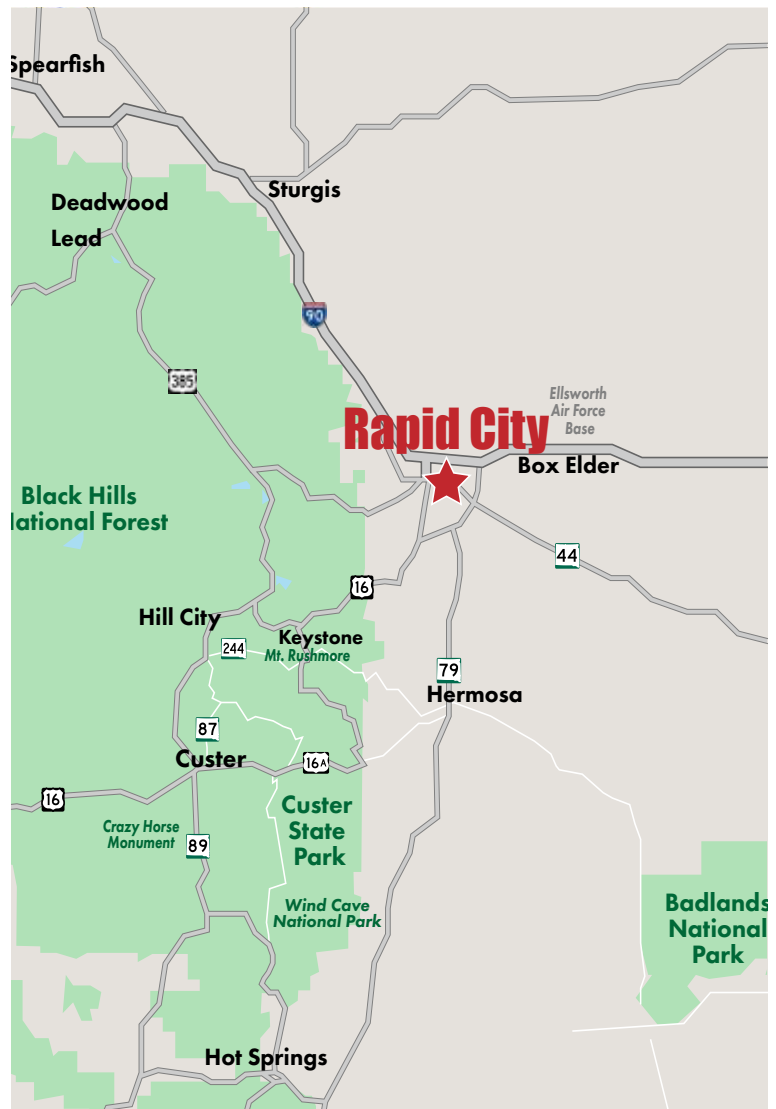
Welcome to South Dakota and Rapid City!

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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