

# OFFICE FOR LEASE

710 Mount Rushmore Road, Rapid City, SD 57701

Updated October 2019

## NEW REMODEL!



**1,871 SF on Main Level • 10 Parking Spaces • Downtown at Mt Rushmore & Kansas City**

### Highlights

- Newly remodeled office building with fantastic frontage along Mt Rushmore Rd between Kansas City and Quincy St in Downtown Rapid City - 21,569 vehicles per day
- Renovation includes new layout for 5-6 private offices, new flooring, lighting, break room and large conference room. Remodel is 90% complete - updates to exterior in progress.
- Charming original mid-century elements mixed with a modern industrial flair—exposed wood beams, pipes, brick and original wood ceilings.
- Clerestory windows throughout bring in natural light while maintaining privacy and security for clients or customers
- 10 off-street parking spaces on the north side of building accessed from Kansas City St

### Property Details

**Size:** 3,542 SF total

- 1,871 SF on main level
- 1,671 SF of basement storage
- 6 private offices, break room, conference room, reception/ waiting area

**Zoning:** Central Business District

**Parking:** 10 off-street parking spaces

**Lease Rate:** \$2,700 per month

**NNN:** Taxes - \$300 per month

Insurance - est. \$200 per month

*Tenant is responsible for taxes, insurance, utilities and snow removal.*



Exclusively listed by:

**Chris Long, CCIM**

Commercial Broker

605.939.4489

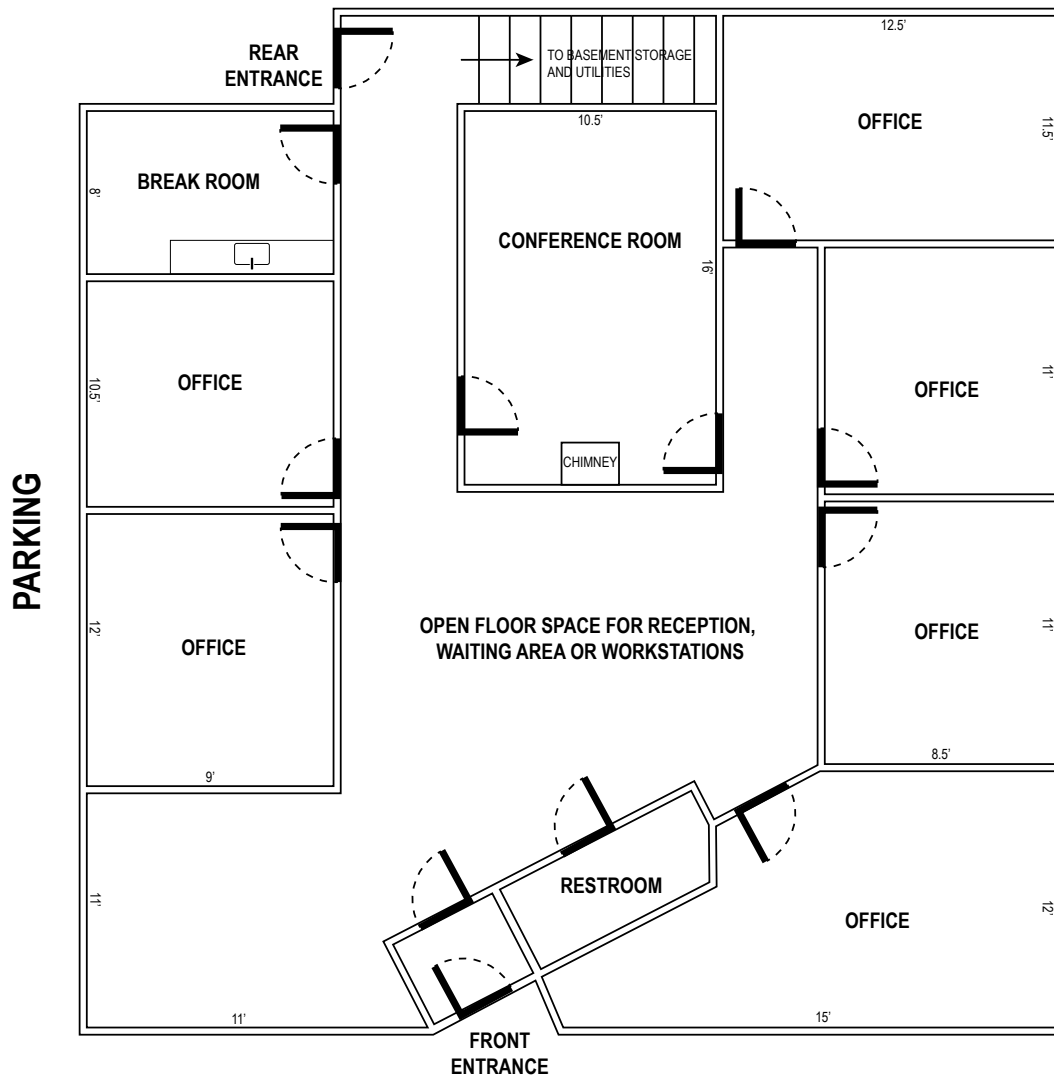
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*Your Property...*

*Our Priority<sup>SM</sup>*

# FLOOR PLAN

710 Mount Rushmore Road



MT RUSHMORE RD (21,569 vehicles per day)

\*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](http://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

710 Mount Rushmore Road



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# LOCATION

710 Mount Rushmore Road



## Zoning

Central Business District

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