

OFFICE FOR LEASE

333 West Boulevard, 2nd Floor, Rapid City, SD 57701



5,700 SF mezzanine-level office • High-profile location at West Blvd & Omaha St

Highlights

- Modern, high profile, professional office space on mezzanine level with secure glass entrance in Class A office building at West Boulevard and Omaha Street
- Approximately 5,700 SF with 14 private offices on the perimeter and a large, open central area for cubicles
- Outdoor terrace on south side of office with great views of downtown Rapid City
- Shared large training room equipped with audio visual tools and cafe/kitchen and common bathrooms (not included in square footage)
- Building has secured entry and exit, abundant parking, a cafe on the main floor, and secured tenant storage in the lower level
- Zoned General Commercial

Leasing Information

Base Rent:	\$14.00/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:	\$21.71/SF/YR (\$10,312.25 per month)
Landlord is responsible for utilities.	



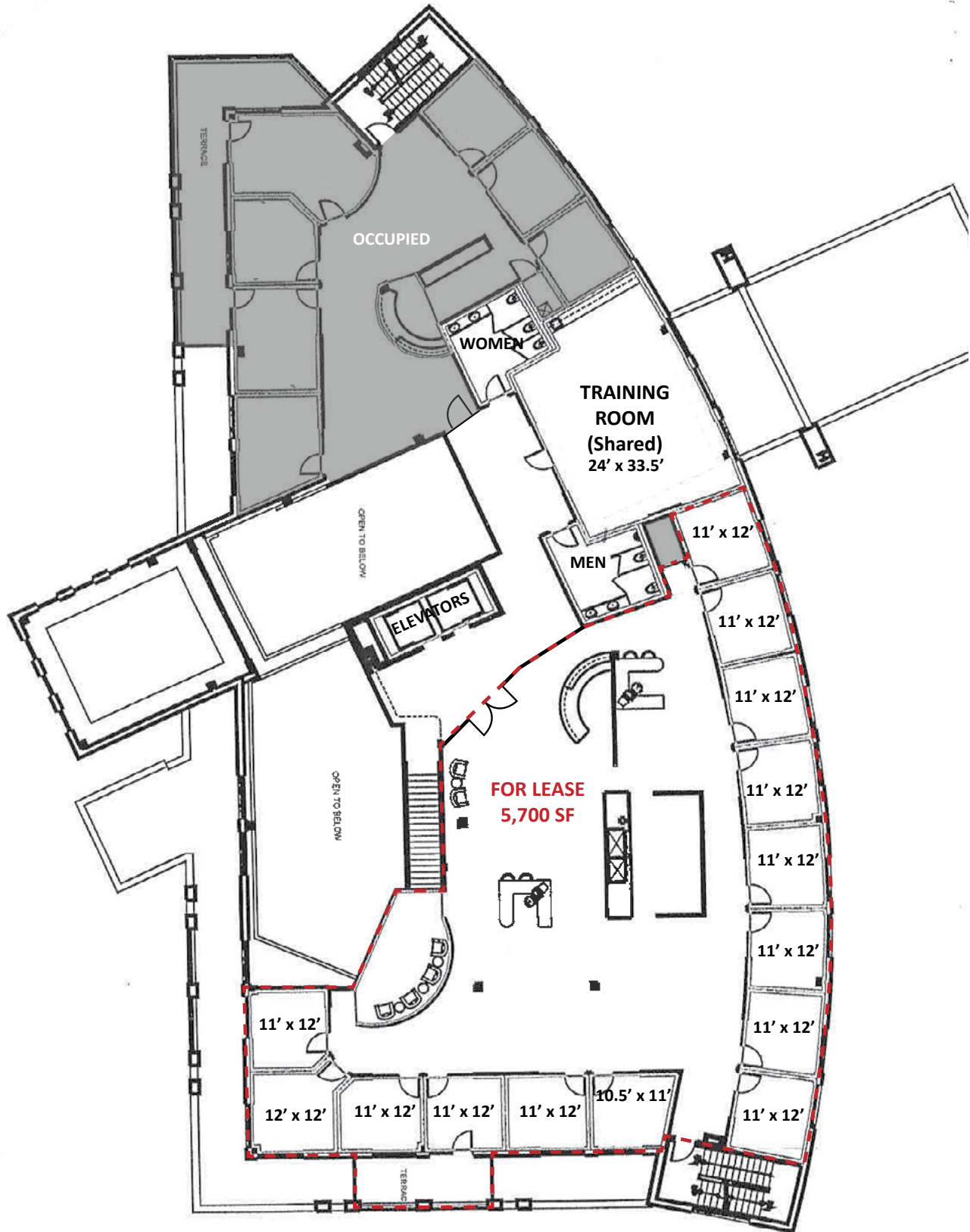
Exclusively listed by:
Chris Long, CCIM
 Commercial Agent
 605.939.4489
chris@rapidcitycommercial.com



Mike Alley, ABR
 Broker Owner
 605.390-2743
alley@exitrapidcity.com

FLOOR PLAN

2nd Floor, 333 West Blvd, Rapid City



Your Property...Our PrioritySM

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

333 West Blvd, 2nd Floor, Rapid City



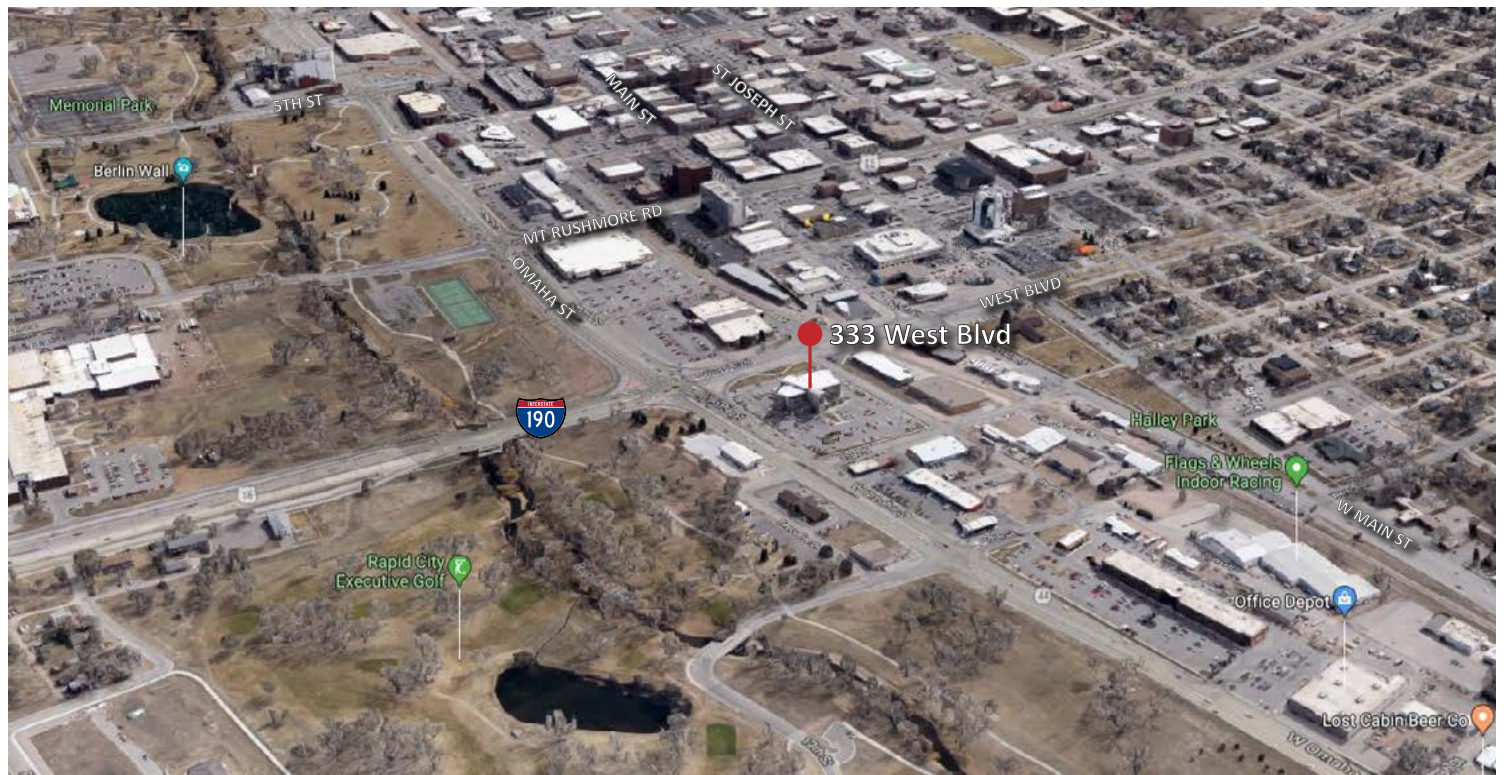
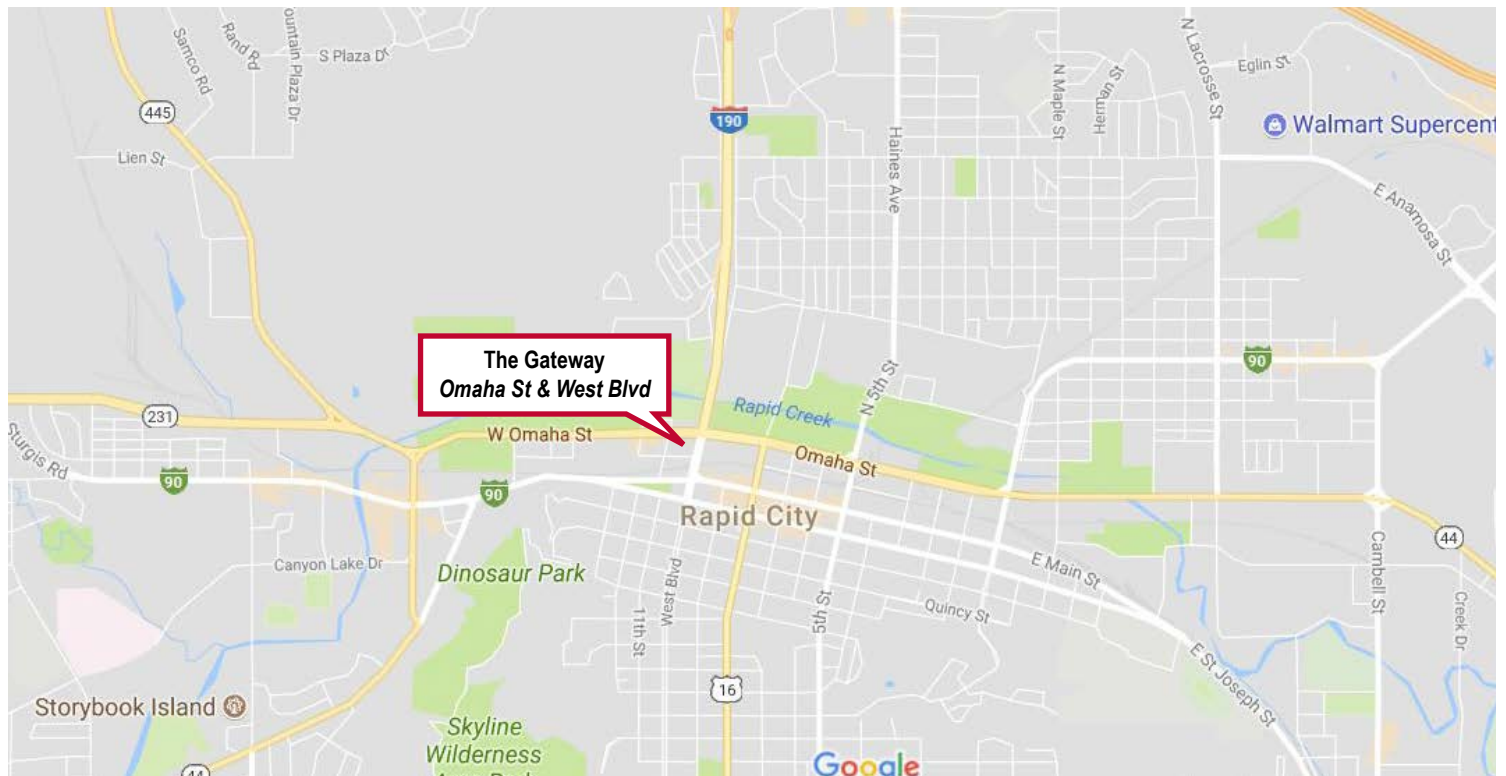
Your Property...Our PrioritySM

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



Your Property...Our PrioritySM

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.

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



Your Property...Our PrioritySM

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.