

CLASS A OFFICE | THE GATEWAY

OFFICE CONDO FOR LEASE

333 West Boulevard, Unit 2C, Rapid City, SD 57701



Updated September 2020



Exclusively listed by:

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@rapidcitycommercial.com



Mike Alley, ABR
Broker Owner
605.390.2743
alley@exitrapidcity.com

*Your Property...
Our PrioritySM*

PROPERTY SUMMARY

333 West Blvd, Unit 2C, Rapid City, SD 57701

Property Details

| | |
|----------------------|-------------------------------------|
| Total SF: | 6,568 SF |
| Office SF: | 5,569 SF |
| Common Area SF: | 1,998 SF (50% included in total SF) |
| Basement Storage SF: | Approx. 550 SF (optional) |
| Zoning: | General Commercial |
| Year Built: | 2005 |

Lease Rate

| | |
|--------------------------------|--|
| Base Rent: | \$13.00/SF/YR |
| NNN: | \$7.44/SF/YR |
| | (Includes utilities, NNN is not paid on basement square footage) |
| Total \$/SF/YR: | \$20.44/SF/YR |
| Office \$ Per Month: | \$11,188 per month |
| Basement Storage \$ Per Month: | \$596 per month |
| Total \$ Per Month: | \$11,784 per month |

Highlights

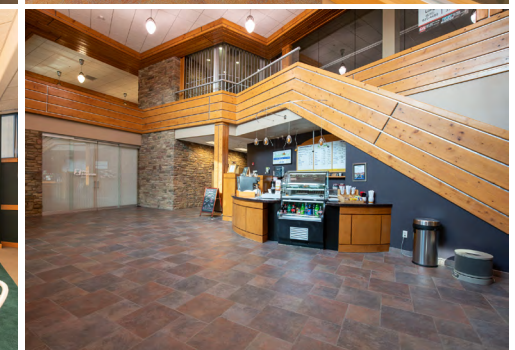
- High profile, Class A office condo in the iconic First Interstate Gateway building, one of the most prominent buildings in Rapid City
- Modern, professional office space on mezzanine level with secure glass entrance in Class A office building at West Boulevard and Omaha Street
- 14 private offices on the perimeter and a large, open central area for cubicles, reception, and waiting areas
- Outdoor terrace on south side of office with great views of Downtown Rapid City
- Common area includes lobby, large training room equipped with audio visual tools, cafe/kitchen and common restrooms
- Building has secured entry and exit, abundant parking, a cafe on the main floor, and secured tenant storage in the lower level



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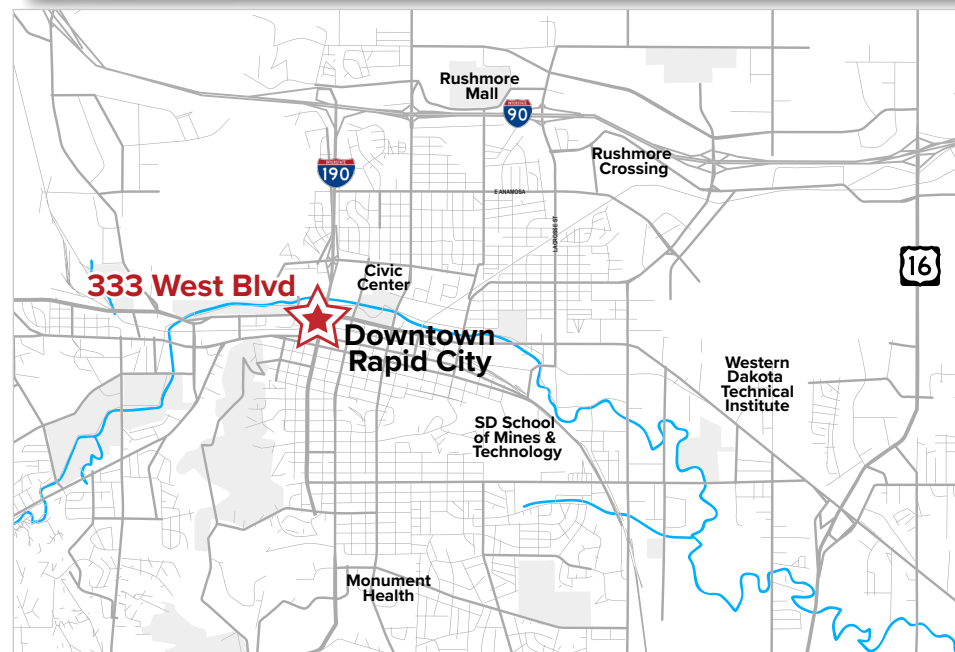
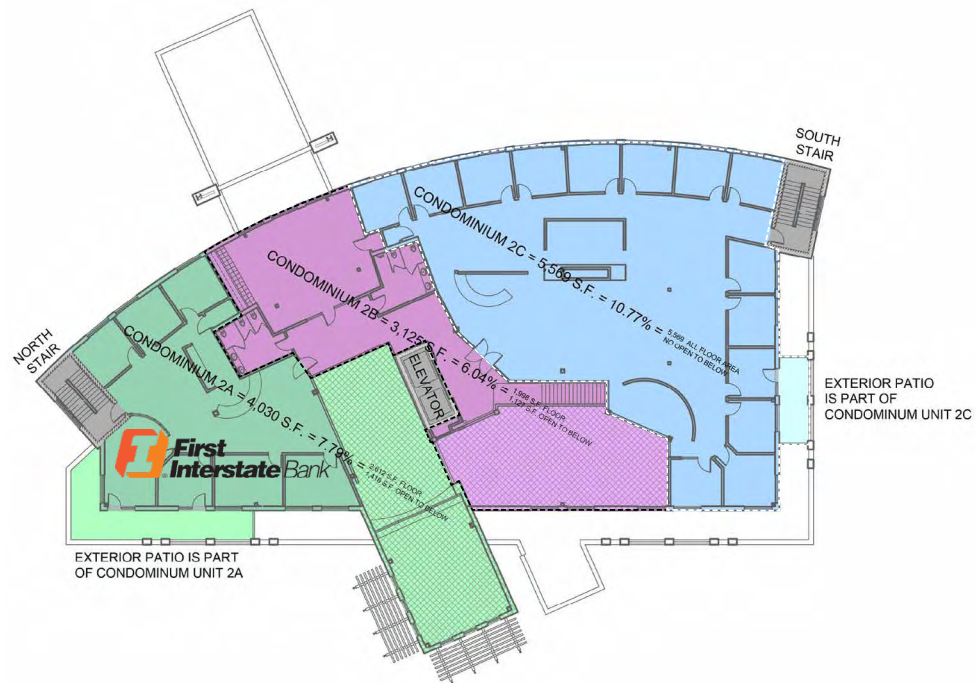
Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.



FLOOR PLAN & LOCATION

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DEMOGRAPHICS

Rapid City, SD



| | Rapid City | Rapid City MSA | Rapid City PUMA |
|-------------------------------------|------------|----------------|-----------------|
| Total Households | 29,700 | 58,000 | 75,000 |
| Total Population | 72,841 | 143,711 | 183,168 |
| Population % Growth (2016-2017) | 0.552% | 0.79% | 0.637% |
| Median Household Income | \$48,895 | \$52,683 | \$51,964 |
| Income % Growth (2016-2017) | 3.37% | 2.32% | 2.73% |
| Median Property Value | \$170,700 | \$172,600 | \$170,400 |
| Property Value % Growth (2016-2017) | 2.83% | 2.68% | 2.59% |
| Average Age | 37.1 | 38.3 | 39.1 |
| Total Employees | 35,487 | 71,933 | 87,227 |
| Employees % Growth (2016-2017) | 1.07% | 1.21% | 1.33% |



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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 470,000 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

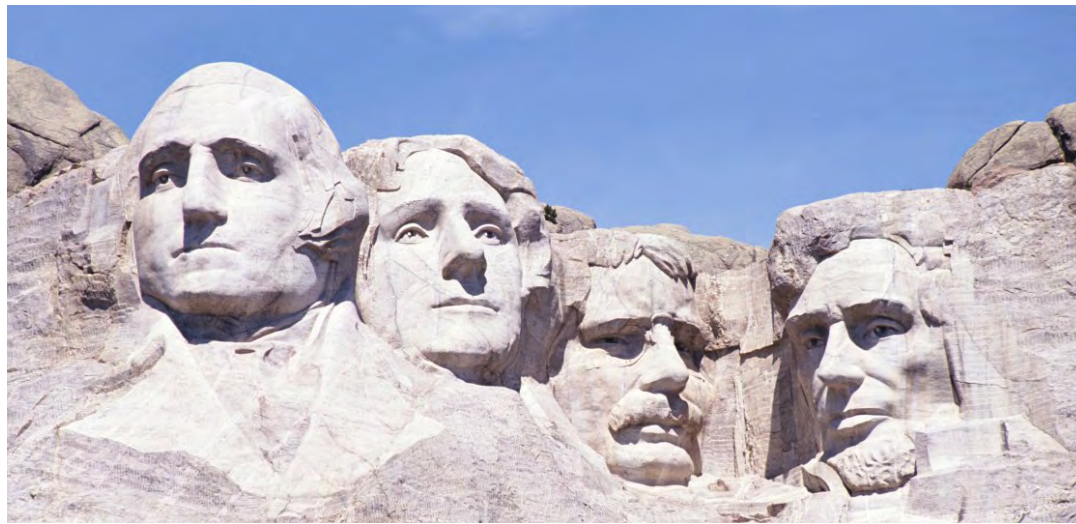
- #1** South Dakota—Best State to Start a Business
Fortune, 2018
- #1** South Dakota—Friendliest State for Small Business
Inc., 2018
- #2** South Dakota—Best Business Climate in the US
Wall Street 24/7, 2018
- #2** South Dakota—Best State for Quality of Life
U.S. News & World Report, 2019
- #3** South Dakota—Fiscal Stability
U.S. News & World Report, 2019

Rapid City Area Key Stats

Total Work Force 71,933
Unemployment Rate 3.2%
Right-to-work Law..... Yes

Employment by Sector:

Retail 22%
Healthcare & Social Assistance..... 15%
Professional & Administrative Services 10%
Construction 9%
Education Services..... 7%
Manufacturing..... 6%
Transportation, Warehousing, & Utilities 4%



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