OFFICE SPACE FOR LEASE

811 E SAINT ANDREW ST.

OFFERING SUMMARY

AVAILABLE UNITS:	2
AVAILABLE SF:	64-111 SF
BUILDING SF:	3,349 SF
ZONING:	General Commercial
LOT SIZE:	0.32 SF
PARKING:	11-20 Spaces
YEAR BUILT:	1994

PROPERTY OVERVIEW

Located just one block off Saint Patrick St, this building offers several office spaces at a range of affordable price points. Rent includes all utilities, even wireless internet and the building features shared amenities such as a break room, waiting area, and off street parking. The owner is specifically seeking virtual, low-traffic, part-time, and quiet tenants, helping maintain a peaceful and professional atmosphere.

Call today for more information! 605-484-5802

Suite	Square Foot	Price per Month
2	57	$300 (Remote Tenants)
4	64	$350
7	111	$650

KW COMMERCIAL | BLACK HILLS
2401 W. Main
Rapid City, SD 57702

KW COMMERCIAL
Each Office Independently Owned and Operated

HALEY MOLINE SOMMER
Agent
O: (605) 484-5802
C: (605) 484-5802
h.moline@kw.com
South Dakota

FLOOR PLAN

811 E SAINT ANDREW ST.

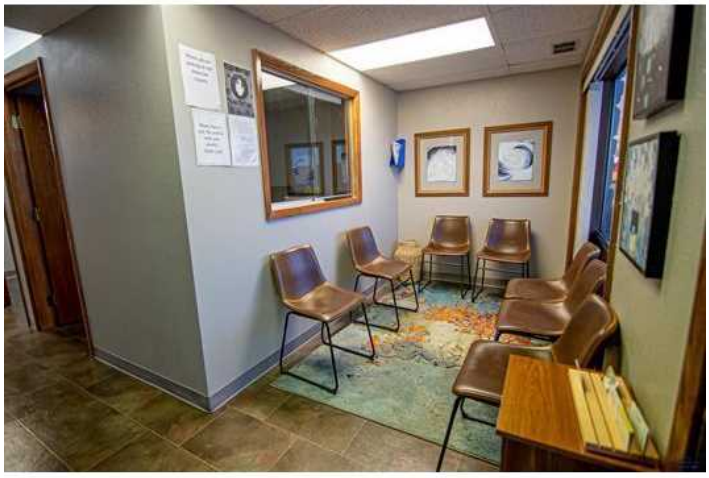
KW COMMERCIAL | BLACK HILLS
2401 W. Main
Rapid City, SD 57702

Each Office Independently Owned and Operated

HALEY MOLINE SOMMER
Agent
O: (605) 484-5802
C: (605) 484-5802
h.moline@kw.com
South Dakota

PROPERTY PHOTOS

811 E SAINT ANDREW ST.



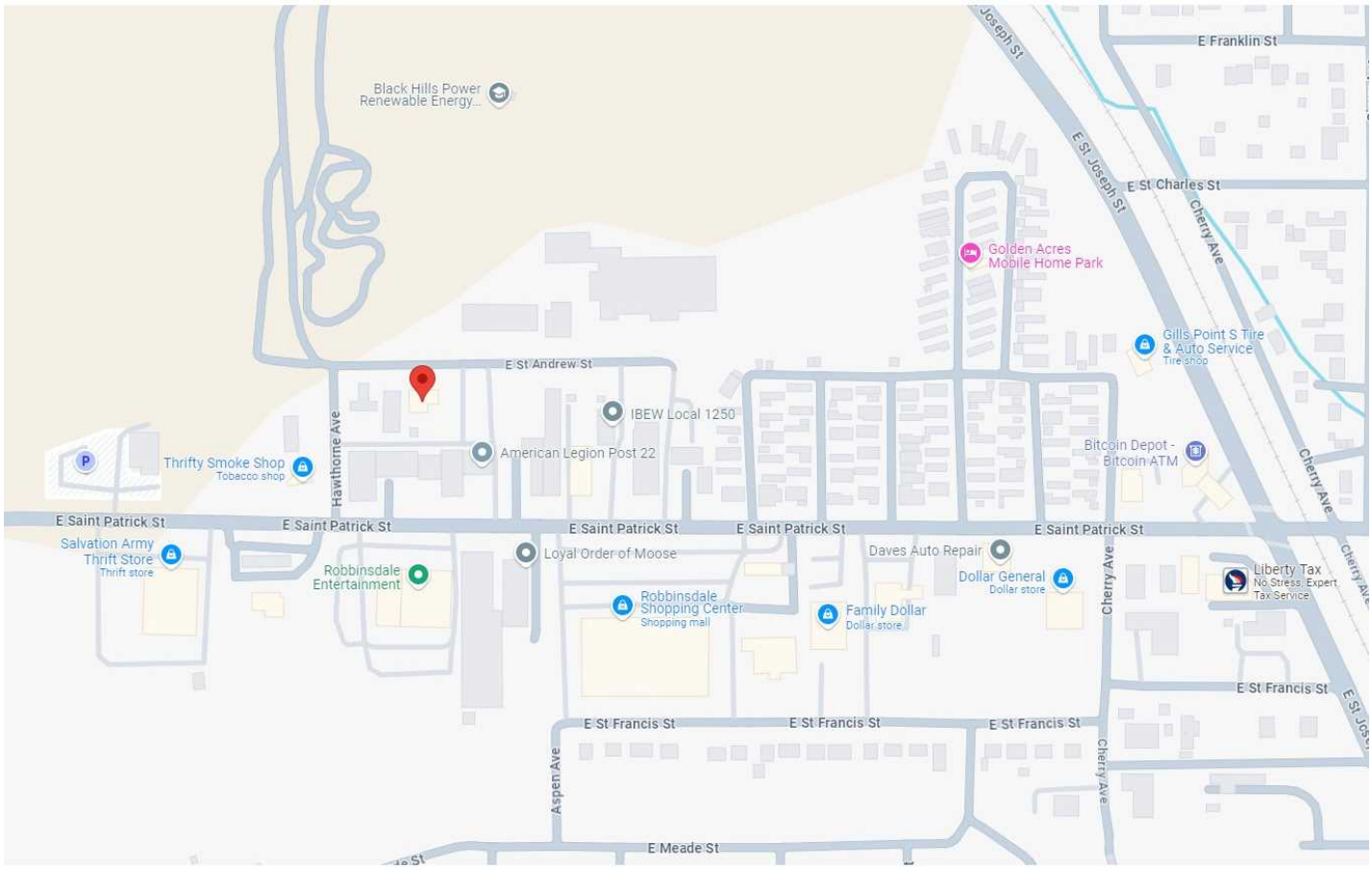
KW COMMERCIAL | BLACK HILLS
2401 W. Main
Rapid City, SD 57702

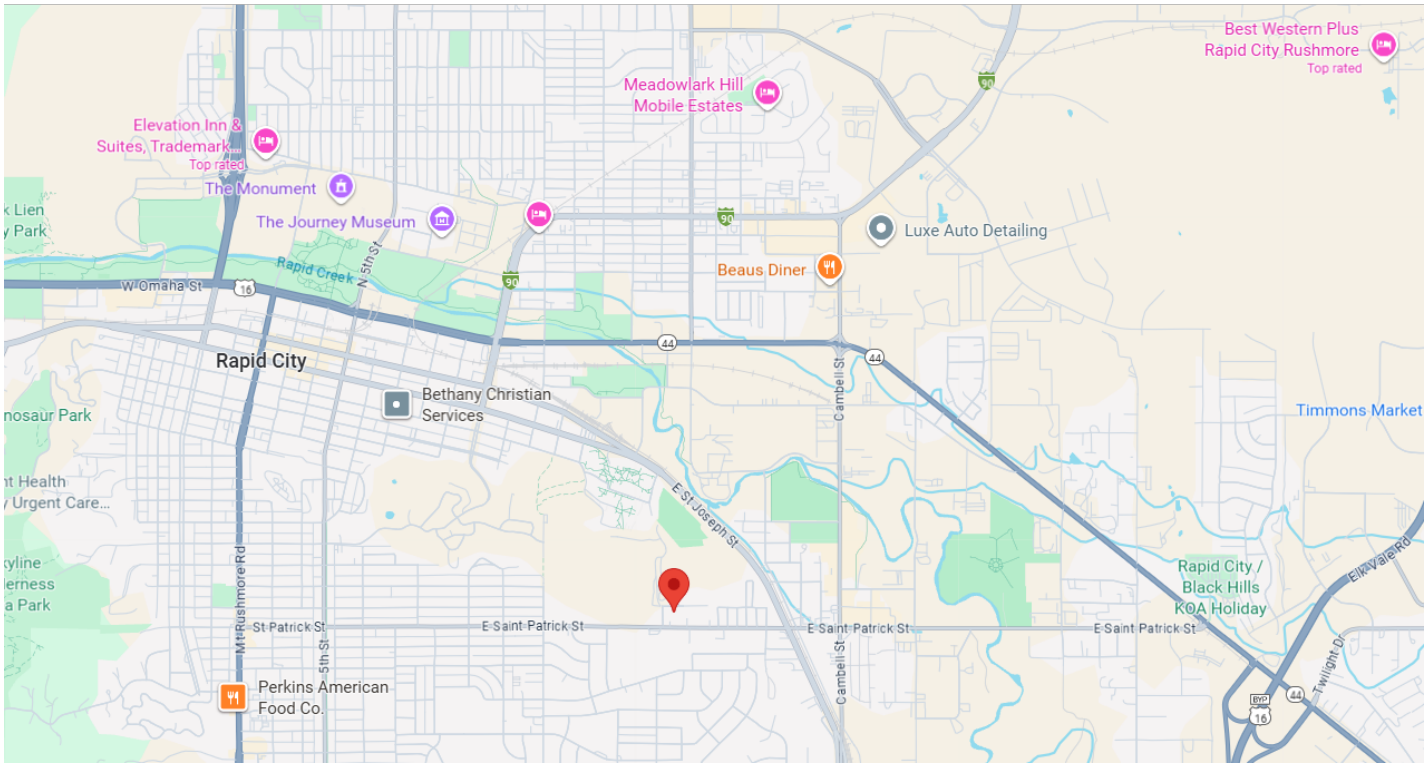
Each Office Independently Owned and Operated

HALEY MOLINE SOMMER
Agent
O: (605) 484-5802
C: (605) 484-5802
h.moline@kw.com
South Dakota

BUSINESS MAP

811 E SAINT ANDREW ST.





KW COMMERCIAL | BLACK HILLS
2401 W. Main
Rapid City, SD 57702

KW COMMERCIAL
Each Office Independently Owned and Operated

HALEY MOLINE SOMMER
Agent
O: (605) 484-5802
C: (605) 484-5802
h.moline@kw.com
South Dakota

DISCLAIMER

811 E SAINT ANDREW ST.

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | BLACK HILLS
2401 W. Main
Rapid City, SD 57702

Each Office Independently Owned and Operated

PRESENTED BY:

HALEY MOLINE SOMMER
Agent
O: (605) 484-5802
C: (605) 484-5802
h.moline@kw.com
South Dakota

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.