

BLOCK 8 DOWNTOWN OFFICE SPACE

440 MT RUSHMORE ROAD
RAPID CITY, SD 57701

FOR LEASE \$16.50-\$22.00/SF/YR NNN



CLASS A OFFICE SPACE | 3,410 SF - 40,448 SF
DOWNTOWN RAPID CITY

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

	TOWER	ANNEX
Address	440 Mt Rushmore Rd	414 Mt Rushmore Rd
Available Space	40,448 SF	15,836 SF
Property Class	Class A	Class A
Stories	6 floors	2 floors
Year Built	1982	1932
Zoning	Central Business	General Commercial
Parking	140 parking space. On-site parking available at no cost on a non-exclusive basis.	
Elevators	2 elevators	1 elevator
Common Areas	Secure access lobby	None
CAM	\$11.50/SF/YR Includes management, utilities, grounds, snow removal, maintenance, and shared operating expenses.	

LEASE HIGHLIGHTS

Block 8 offers flexible Class A office space in downtown Rapid City, with full-floor options in the main office tower and a 15,836 SF annex building for a larger single-tenant user.

- ▶ 40,448 SF total available
- ▶ Class A office space in one of downtown Rapid City's premier buildings
- ▶ Five floors ranging from 3,410 to 7,023 SF available in the main office tower, with the option to combine floors
- ▶ Private roof terraces on floors 3 through 6.
- ▶ 15,836 SF, 2-story annex available
- ▶ On-site parking with planned improvements for secure access and resurfacing
- ▶ Prime downtown location at Mt Rushmore Rd and Main St



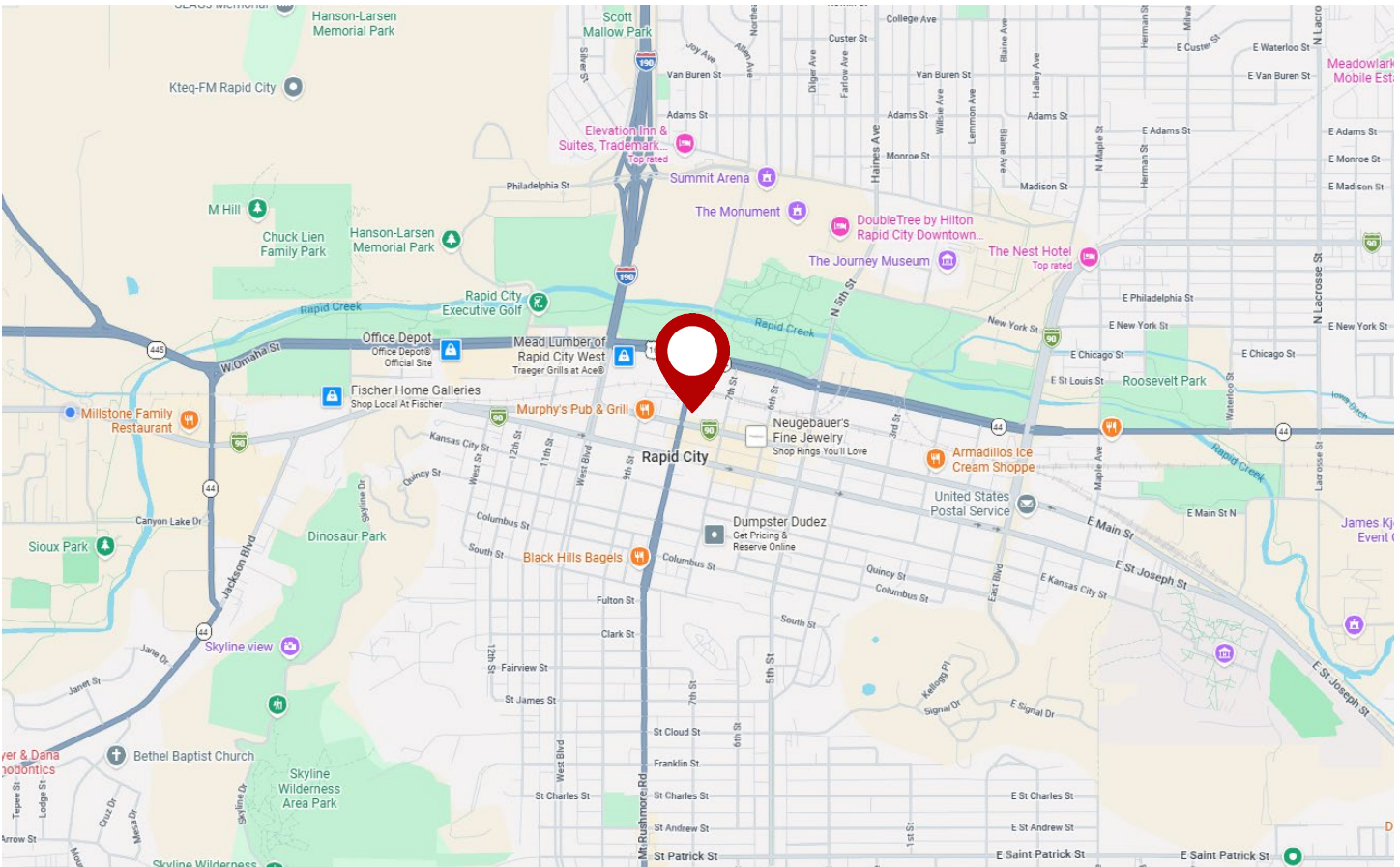
AVAILABILITY

	1ST FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	ANNEX
Suite Size	3,410 SF	7,023 SF	5,805 SF	4,427 SF	3,947 SF	15,836 SF
Private Terrace	-	Yes	Yes	Yes	Yes	-
Lease Rate	\$20.00/SF/YR NNN	\$18.00/SF/YR NNN	\$18.00/SF/YR NNN	\$18.00/SF/YR NNN	\$22.00/SF/YR NNN	\$16.50/SF/YR NNN
NNN	\$11.50/SF/YR	\$11.50/SF/YR	\$11.50/SF/YR	\$11.50/SF/YR	\$11.50/SF/YR	\$11.50/SF/YR
Monthly Rent	\$8,951	\$17,264	\$14,270	\$10,883	\$11,018	\$35,950

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.

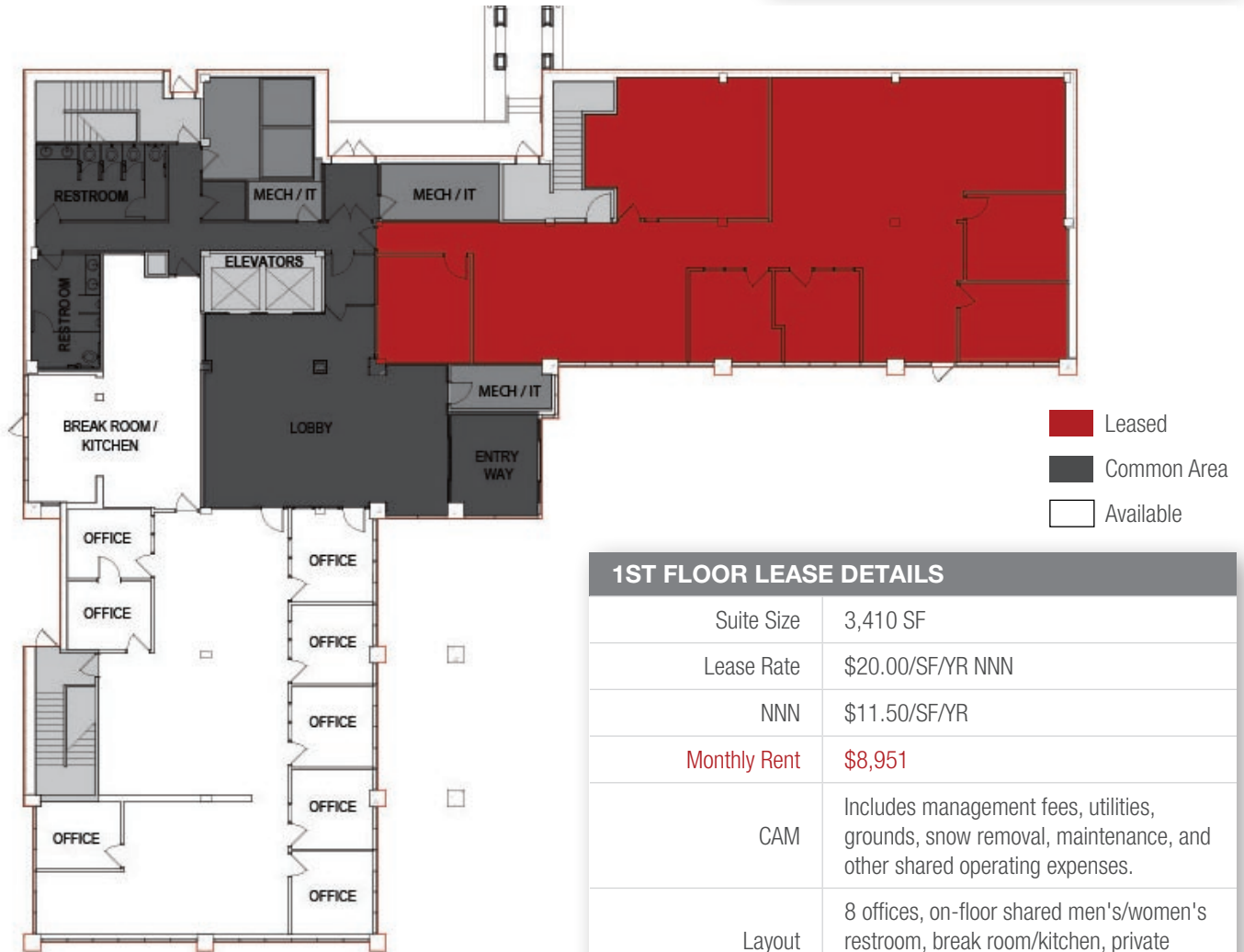
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LOCATION OVERVIEW



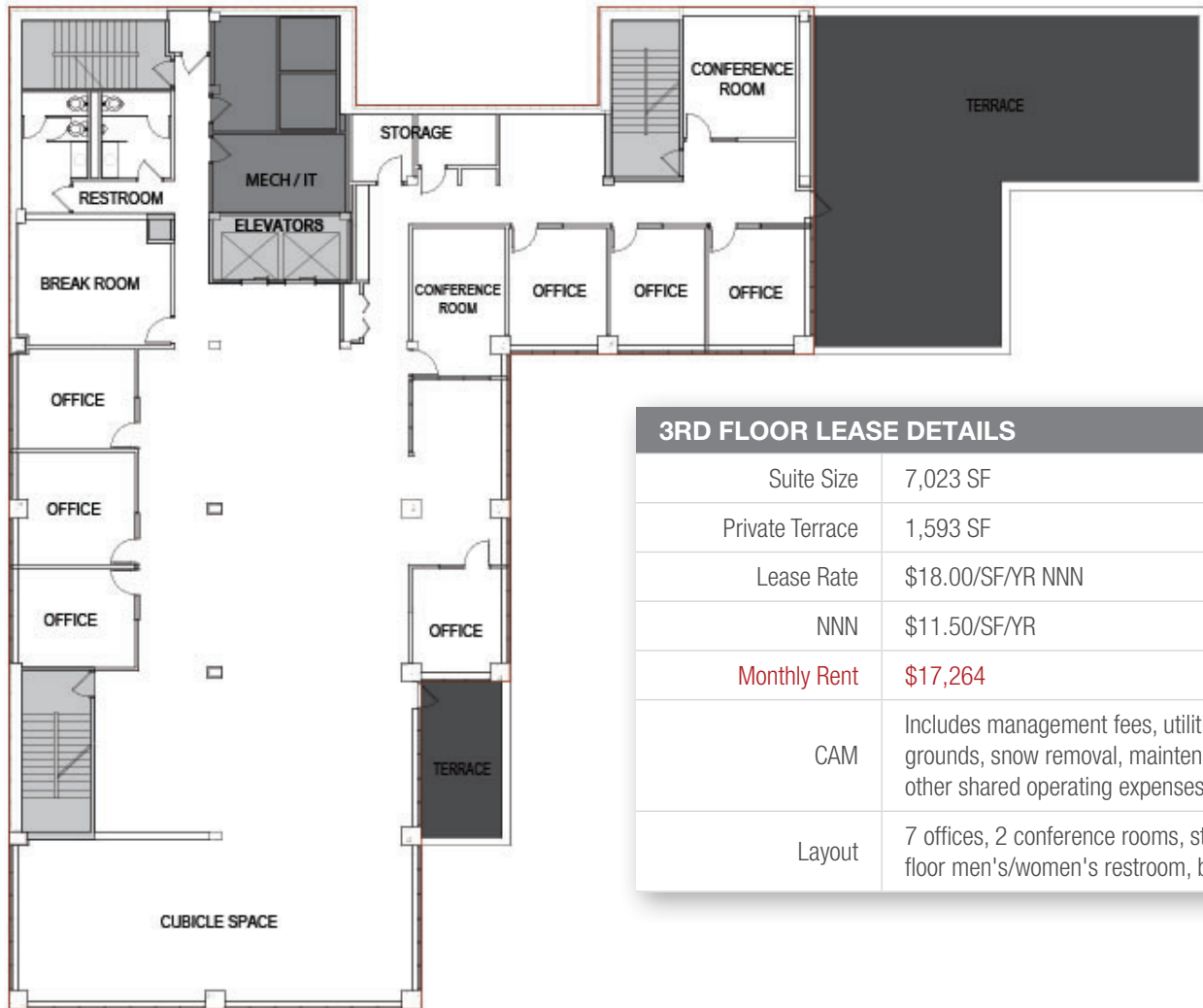
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1ST FLOOR SUITE DETAILS



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3RD FLOOR SUITE DETAILS



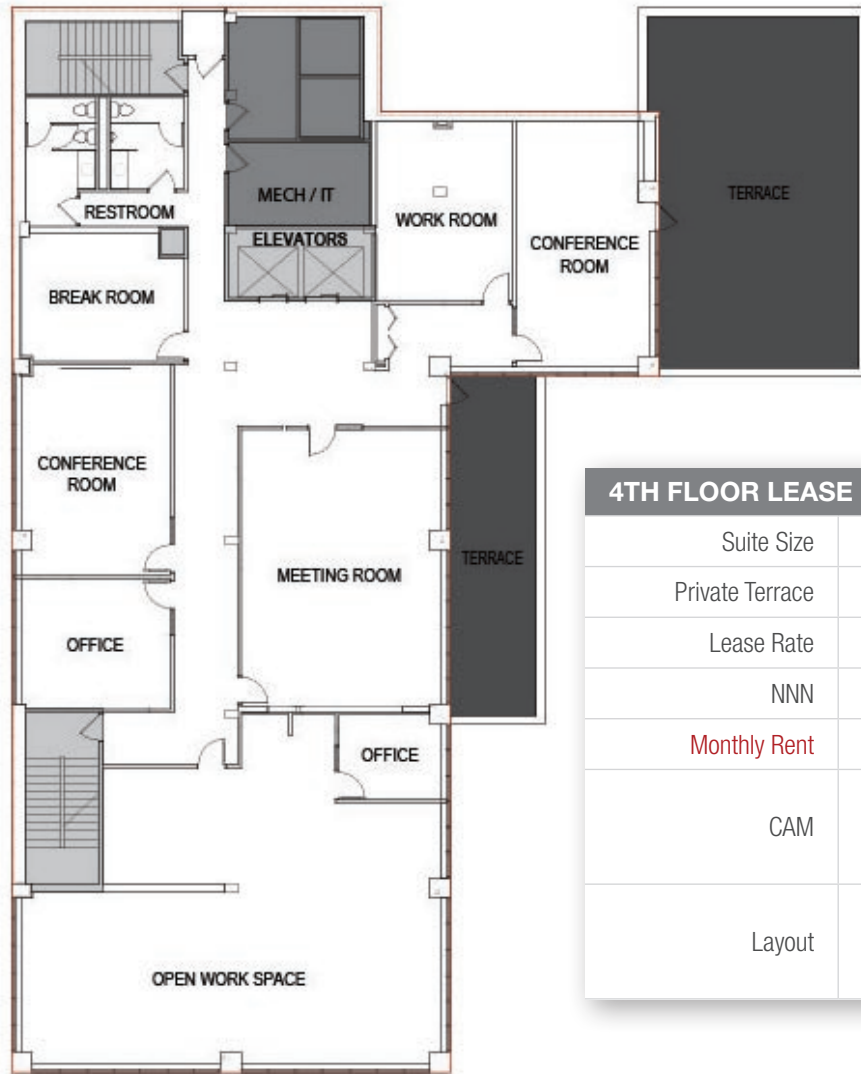
3RD FLOOR LEASE DETAILS

Suite Size	7,023 SF
Private Terrace	1,593 SF
Lease Rate	\$18.00/SF/YR NNN
NNN	\$11.50/SF/YR
Monthly Rent	\$17,264
CAM	Includes management fees, utilities, grounds, snow removal, maintenance, and other shared operating expenses.
Layout	7 offices, 2 conference rooms, storage, on-floor men's/women's restroom, break room



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4TH FLOOR SUITE DETAILS



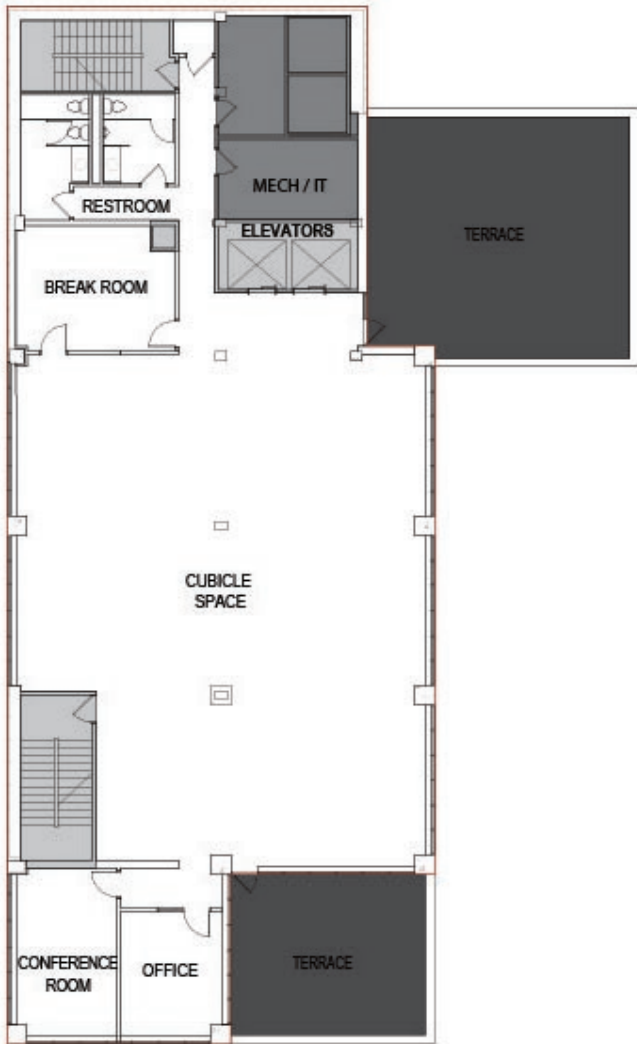
4TH FLOOR LEASE DETAILS

Suite Size	5,805 SF
Private Terrace	1,325 SF
Lease Rate	\$18.00/SF/YR NNN
NNN	\$11.50/SF/YR
Monthly Rent	\$14,270
CAM	Includes management fees, utilities, grounds, snow removal, maintenance, and other shared operating expenses.
Layout	2 offices, 2 conference rooms, meeting room, work room, open workspace, on-floor men's/women's restroom, break room



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5TH FLOOR SUITE DETAILS



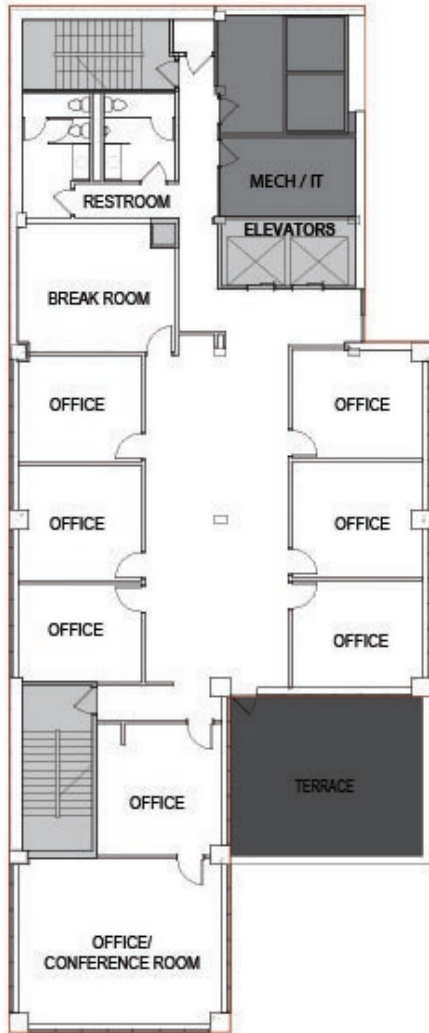
5TH FLOOR LEASE DETAILS

Suite Size	4,427 SF
Private Terrace	1,300 SF
Lease Rate	\$18.00/SF/YR NNN
NNN	\$11.50/SF/YR
Monthly Rent	\$10,883
CAM	Includes management fees, utilities, grounds, snow removal, maintenance, and other shared operating expenses.
Layout	2 offices, on-floor men's/women's restroom, break room



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6TH FLOOR SUITE DETAILS



6TH FLOOR LEASE DETAILS

Suite Size	3,947 SF
Private Terrace	434 SF
Lease Rate	\$22.00/SF/YR NNN
NNN	\$11.50/SF/YR
Monthly Rent	\$11,018
CAM	Includes management fees, utilities, grounds, snow removal, maintenance, and other shared operating expenses.
Layout	7 offices, office/conference room, on-floor men's/women's restroom, break room



414 MT RUSHMORE ROAD
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ANNEX DETAILS

FIRST FLOOR



ANNEX LEASE DETAILS

Suite Size	15,836 SF
Lease Rate	\$16.50/SF/YR NNN
NNN	\$11.50/SF/YR
Monthly Rent	\$35,950
CAM	Includes management fees, utilities, grounds, snow removal, maintenance, and other shared operating expenses.
Layout	8 offices, 2 conference rooms, storage, loading dock, printer room, on-floor men's/ women's restroom, break room, private entrance from Mt Rushmore Rd with ramp

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ANNEX DETAILS

SECOND FLOOR



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ANNEX PHOTOS



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

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.

The Black Hills boasts the country's most recognized national monument, Mount Rushmore, bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism industry.



BUSINESS FRIENDLY TAXES

NO corporate income tax

NO franchise or capital stock tax

NO personal property or inventory tax

NO personal income tax

NO estate and inheritance tax

REGIONAL STATISTICS

Rapid City Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business

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