

OFFICE SUITE AT TURNAC TOWER

909 ST JOSEPH STREET, SUITE 402
RAPID CITY, SD 57701

FOR LEASE \$28.50/SF/YR GROSS



2,593 SF | 4TH FLOOR | DOWNTOWN VIEWS

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Type	Class A Office
Year Built	1974 Effective Year: 1991
Zoning	Central Business District
Traffic Count	12,362 VPD (2024 MPO)
Amenities	Lobby, 2 elevators, outdoor plaza

SUITE INFORMATION

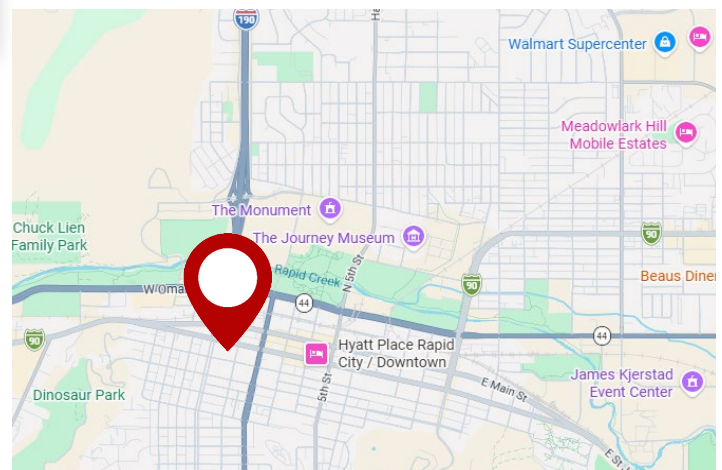
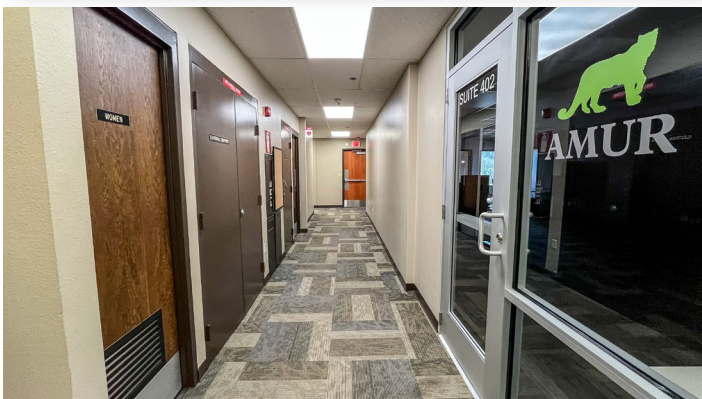
Total Suite Size	2,593 SF
Office Area	2,163 SF
Common Area (optional)	430 SF, available for an additional rent
Floor	4th floor, west-facing
Configuration	3 private offices 2 conference rooms Open work area Break room Utility/IT Room Shared restrooms on 4th floor

LEASE DETAILS

Base Rent	\$18.00/SF/YR
NNN	\$10.50/SF/YR
Total Lease Rate	\$28.50/SF/YR Gross
Monthly Rent	\$6,158.38
Utilities	Included
Parking	2 reserved spaces

LEASE HIGHLIGHTS

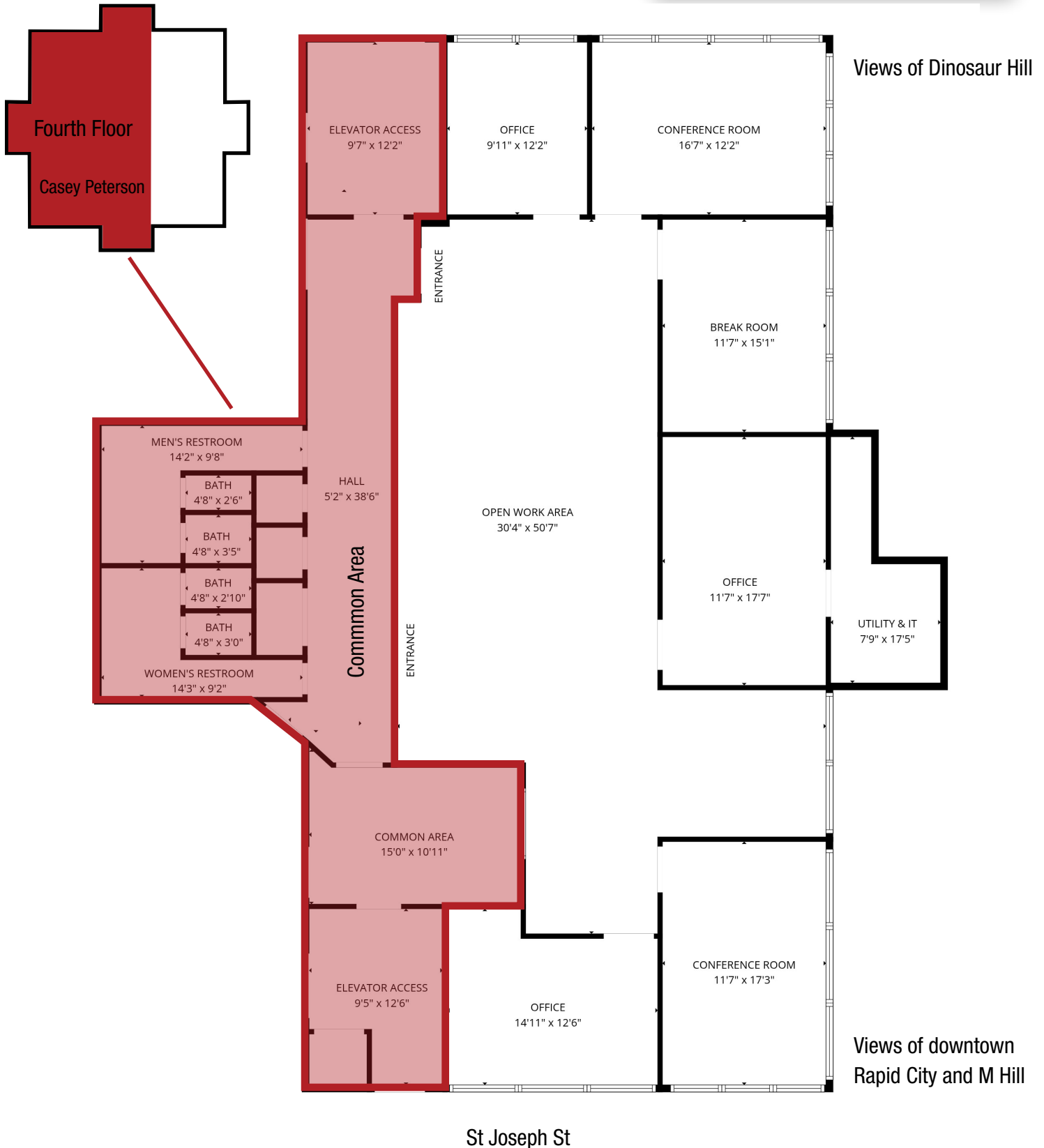
- ▶ 2,593 SF office suite on the 4th floor with west-facing views of Rapid City and the Black Hills
- ▶ Functional layout with 3 private offices, 2 conference rooms, and open workspace, supporting a range of professional office users
- ▶ Updated finishes throughout, including paint and carpet
- ▶ Additional 430 SF of common area available for exclusive use at an additional rent
- ▶ Designed for professional service users who benefit from a central, client-facing downtown location
- ▶ Gross lease structure with utilities included, providing predictable occupancy costs
- ▶ Located along St. Joseph Street in downtown Rapid City's civic and financial district, with walkable access to government offices, dining, and daily services
- ▶ Building amenities include an on-site café and elevator access, supporting day-to-day operations for tenants and visitors
- ▶ Two reserved parking spaces included, with additional public parking available nearby



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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FLOOR PLAN



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PHOTOS



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

SOUTH DAKOTA

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

DISCLAIMER

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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.

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