



Secure your opportunity NOW!

Locate your new business headquarters in Rapid City, South Dakota with approximately **24,000 square feet** of new construction office space.

Vanilla Shell

Professionally designed and engineered, this new West Rapid office space is organized into one large rectangular building, offered as a "vanilla shell". It is ready for your personalized layout and interior construction.

Base Rate Features

- The primary, public entrance, located on the east end of the building, is spacious and beautifully designed with 20+ foot ceilings, two story glazing and an open balcony to the second-floor mezzanine overlooking the building entrance.
- Upon entering, visitors will be greeted by professional staff from 9am to 5pm, Monday through Friday - provided at no additional charge by Landlord.
- The secondary entrance, located at the north-west corner of the building, is secure and allows personnel with key card access to be used for the primary employee entrance.
- A 150-space employee parking lot will be located adjacent north-west of the building, with well lit sidewalks leading to and from.
- All parking and entrances are fully secured and video monitored 24 hours a day 7 days a week at no additional charge by Landlord.

The Lease Offering

- The base lease rate for the full square footage is **\$16 per sq ft** (23,277 square feet with a 5 year triple net lease (NNN))
- The base lease rate for less than the full square footage shall be negotiated.

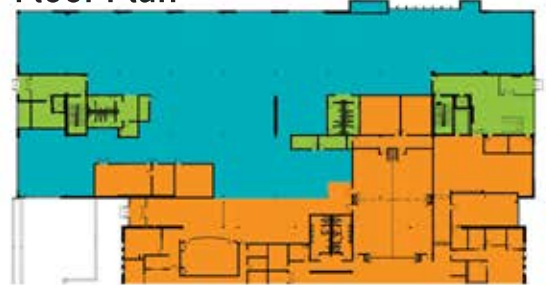
NNN is defined as the Landlord's reimbursement for maintenance, utilities, and property tax starting with Year 1 budget amount set at \$8.60 per square foot (includes utilities) taken from historical costs. NNN shall be presented as actual paid by the Landlord annually and adjusted accordingly between Landlord and Tenant.

- **For the Tenant that qualifies, the Landlord:**
 - Shall provide CAD design services to professionally design and price out your interior space.
 - Shall price out and construct the build out of your interior space.
 - Shall contribute up to \$75 per square foot of the calculated lease space to be applied to the design and construction of all new tenant interior finish improvements.

Need we say more?

To be **completed mid-year 2018**, this affordable, high-quality and secure business environment is slated to be West Rapid City's finest professional office building. Its' convenient access is easily found traveling to **2700 N. Plaza Drive** via Deadwood Avenue and I90 Exit 55. **Get started NOW by calling Phil Olsen** and make this attractive space YOURS today!

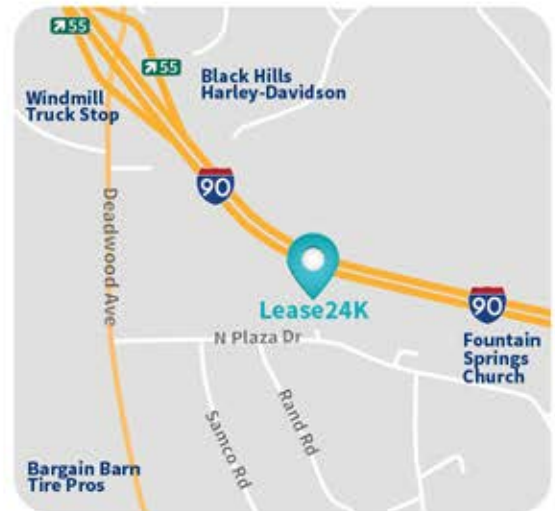
Floor Plan



● 23,277 sq ft Lease Space

● Common Space

● Black Hills Federal Credit Union



Want more info?

CALL TEXT EMAIL



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