

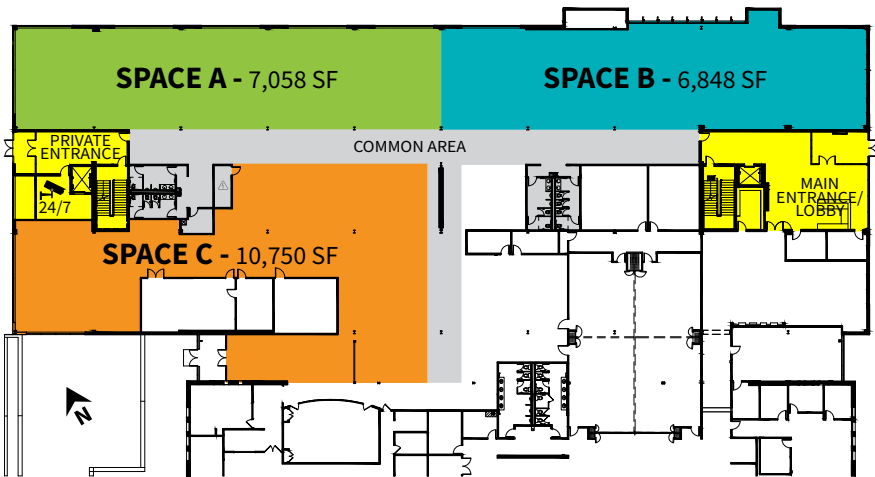
**ENHANCE YOUR WORKDAY WITH A UNIQUE,
HIGH QUALITY ENVIRONMENT**
Surrounded by 20 acres of green space and park land.

NOT YOUR TYPICAL VANILLA SHELL!

- **Four different options for you to choose from:**
 - SPACE A, SPACE B, SPACE C and ALL SPACE.
- **Designed and engineered to subdivide to meet your needs.**
 - This space is ready for your personalized layout and interior construction.
- **Your new space shall be provided TURN-KEY.**
 - Landlord shall provide CAD design/layout, bidding and construction management included in his price.
 - Landlord may provide interior FF&E embedded into the lease package.

BASE RATE FEATURES

- **Spacious MAIN ENTRY**, 20' ceilings, 2-story glazing, 2nd-floor mezzanine over-look.
- **MAIN ENTRY professionally staffed 9-5**, M-F, provided at no additional charge.
- Secondary entrance located at the NW corner is primary employee entrance.
- **New 150-space employee parking lot** adjacent to the building, well lit, provided at no additional charge.
- **All parking and entrances fully secured** and video monitored 24/7, provided at no additional charge.
- **Negotiate the size of space YOU need** if different than what is being offered.
- **INCLUDED IN YOUR LEASE RATE!!!** Landlord may contribute up to \$75/SF applied to the design & construction of your new space.

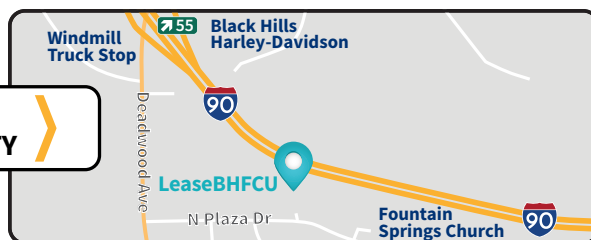


THE LEASE OFFERING

NEGOTIATE A LEASE TERM TO ACCOMMODATE YOUR NEEDS!

- **Space A** The base lease rate asking is \$18/SF x 7,058 SF + NNN
- **Space B** The base lease rate asking is \$17/SF x 6,848 SF + NNN
- **Space C** The base lease rate asking is \$16/SF x 10,750 SF + NNN
- **ALL SPACE** The base lease rate asking is \$16/SF x 24,657 SF + NNN

**CONVENIENT I-90 ACCESS
DESIRABLE WEST RAPID CITY**



FOR MORE INFORMATION:

CALL **TEXT** **EMAIL**



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