

SECURE YOUR NEW OFFICE SPACE FOR 2019!

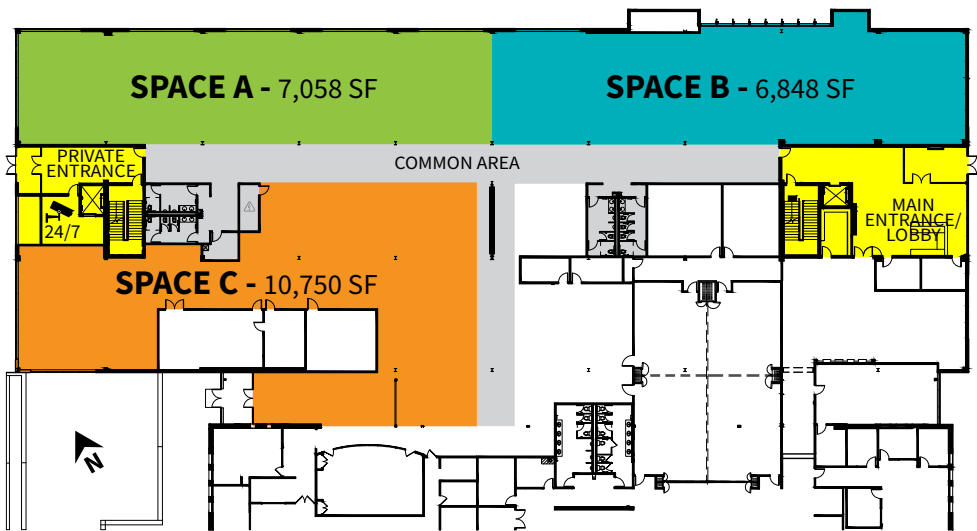
West Rapid City's PREMIER LOCATION!
Choose from 4 DIFFERENT OPTIONS!

NOT JUST A VANILLA SHELL!

Four different options for you to choose from. **SPACE A, SPACE B, SPACE C** and **ALL SPACE**. Designed & engineered to subdivide, this is ready for your personalized layout and interior construction. Landlord shall provide CAD design/layout, bidding and construction management as part of his service. **Your new space shall be provided TURN-KEY**. Landlord is creative and 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 professional 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 NW of building, sidewalk conveyance, 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.



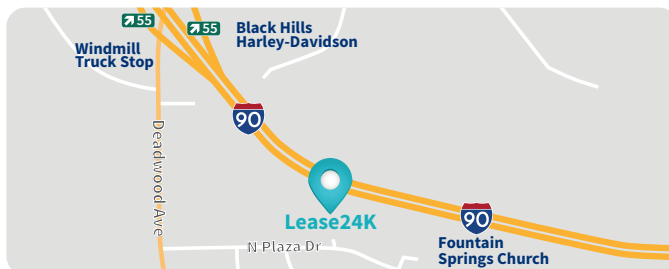
THE LEASE OFFERING

- **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*
- **5-Year Lease** with minimal annual increase. Additional lease periods negotiable.
- **INCLUDED IN YOUR LEASE RATE!!! Landlord Contribution = up to \$75/SF** applied to the design & construction of your new space.

*NNN is Landlord's reimbursement for maintenance, utilities, & property tax.
Year 1 NNN = \$4.50/SF, annual adjustment from historical costs.

EASY TO DRIVE TO-VERY ACCESSIBLE!

Convenient access easily found traveling to N. Plaza Dr. via Deadwood Ave. from I90 Exit 55.



NEED WE SAY MORE?

CALL TEXT EMAIL



Phil Olsen
Olsen Real Estate
PO Box 795
Blackhawk, SD 57718

605-390-8868
Phil.Olsen@midco.net