



# DOWNTOWN RAPID CITY OFFICE

EXECUTIVE SUITES FOR LEASE



625.5 Main Street,  
Rapid City, SD 57701



197 SF +/-



\$300 / Month Gross

## LOCATION

Located near the corner of Main Street & 7th Street in Downtown Rapid City. This property benefits from year-round traffic to the restaurants, shops, and hotels fueled by regional tourism. Downtown is adjacent across Interstate-44 from The Monument/ Summit Arena which drives substantial foot traffic.

## DESCRIPTION

- Executive office suite
- Common area restrooms
- Landlord pays all utilities
- Elevator leads directly to the suite
- Directory signage available
- Parking includes metered street parking or nearby surface parking lots/ ramps
- Surrounded by office-friendly amenities including local restaurants, coffee shops, banks, hotels, services, and arts centers
- Within a pedestrian-friendly setting with popular destinations including Art Alley, Firehouse Brewing Company, Main Street Square, and Hotel Alex Johnson in direct proximity
- Downtown Rapid City carries a daytime population of 9,800 and a resident population of ~1,800

**ALEXIS MAHLEN** | 605.321.4861 | alexis@lloydcompanies.com

# BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

| Suite # | Size       | Base Rent           | Yearly Total Est. |
|---------|------------|---------------------|-------------------|
| 2A      | 197 SF +/- | \$300 / Month Gross | \$3,600.00        |

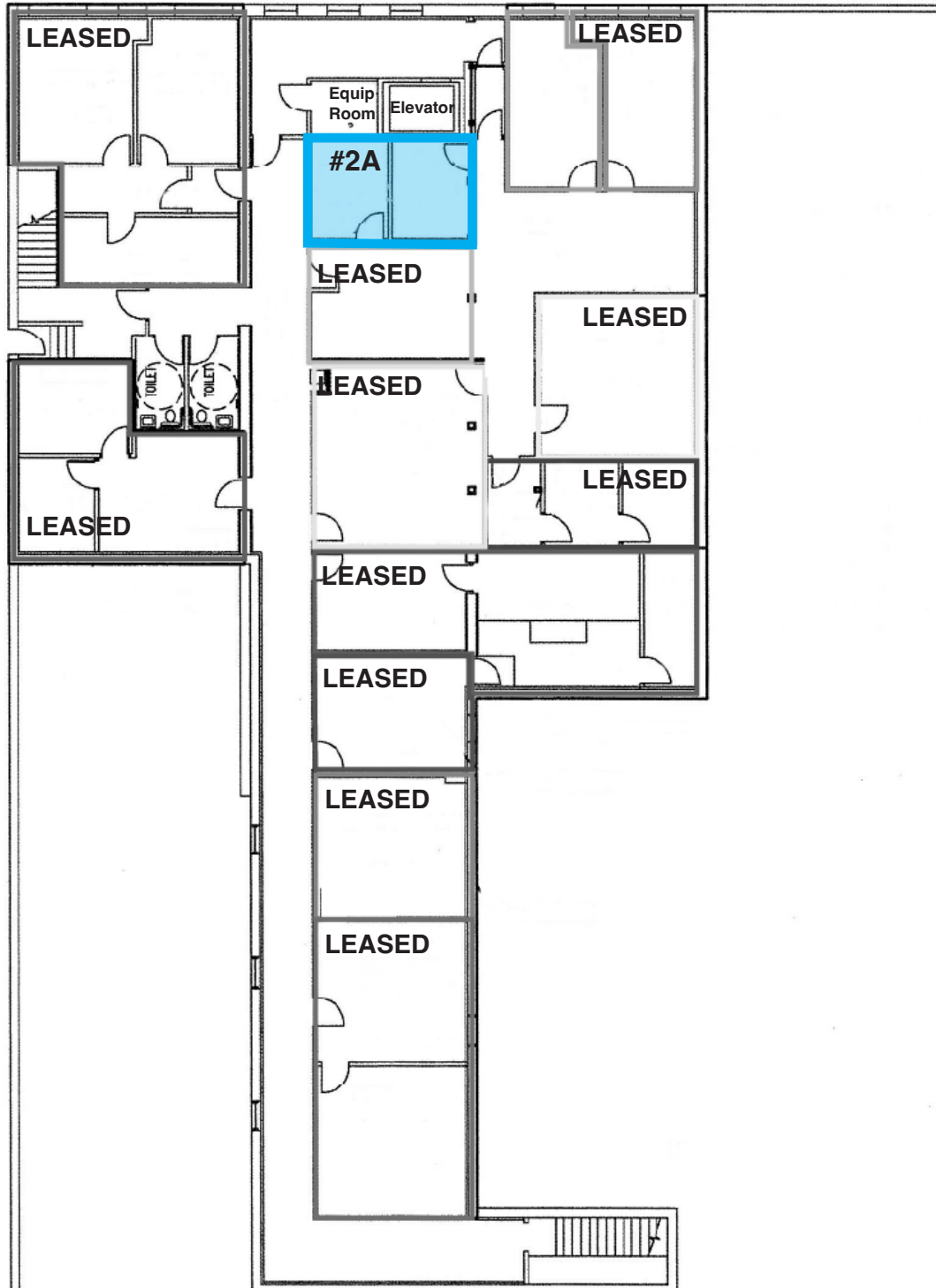
# UTILITY INFORMATION

| Utility                        | Paid By                             | Provider                                   | Notes                                                       |
|--------------------------------|-------------------------------------|--------------------------------------------|-------------------------------------------------------------|
| In- Suite Gas                  | Paid by LL directly to Provider     | Montana-Dakota Utilities                   |                                                             |
| In-Suite Electricity           | Paid by LL directly to Provider     | Black Hills Energy                         |                                                             |
| In-Suite Water & Sewer         | Paid by LL directly to Provider     | City of Rapid City                         |                                                             |
| In-Suite Trash                 | Paid by LL directly to Provider     | Kelffer                                    | Tenant to pay for any excessive need above current of trash |
| Common Area Utilities          | Paid by LL directly to Provider     | Same as above                              |                                                             |
| In-Suite Phone/ Cable/Internet | Paid by Tenant directly to Provider | Tenant can select their preferred provider |                                                             |

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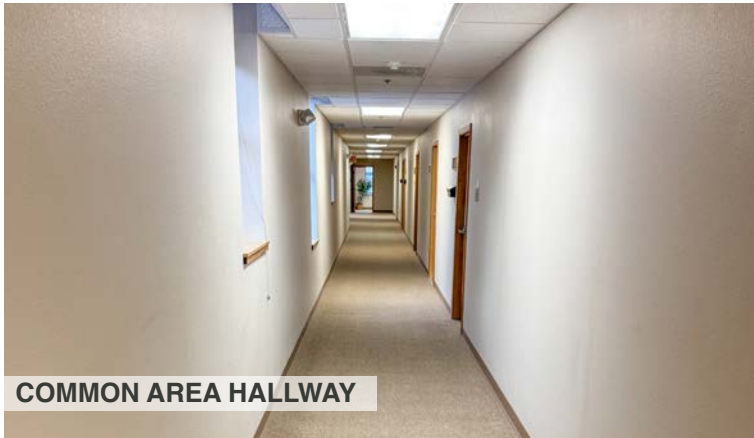
### FLOOR PLAN



SUITE #2A - 197 SF +/-

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## INTERIOR PHOTOS



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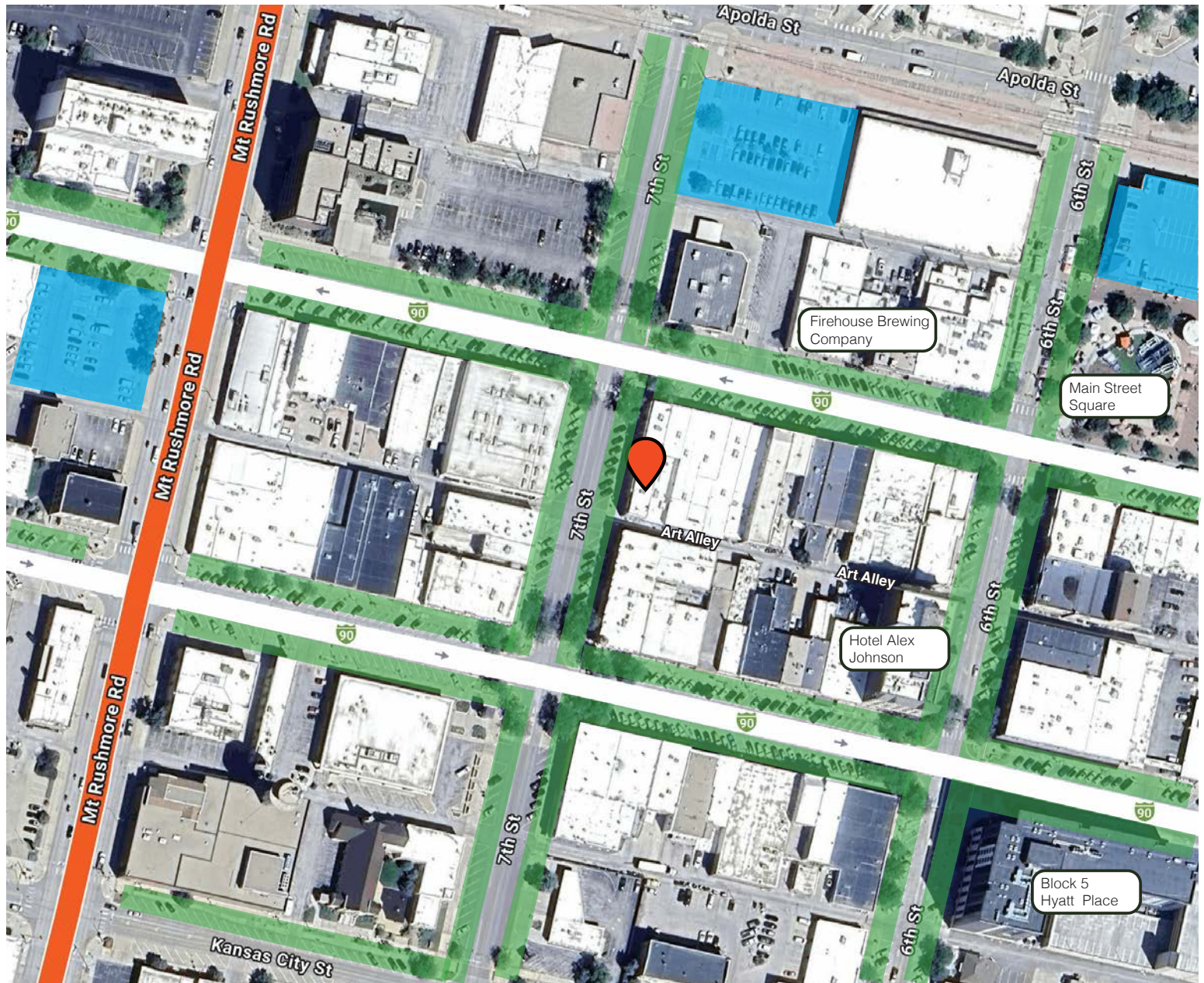
## DOWNTOWN



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### PARKING



#### Legend



Free to the public all day Saturday, Sunday & holidays



Metered street parking; meters are free M-F after 6:00pm;  
Saturday after 5pm; all day Sunday & holidays

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## EXECUTIVE SUITES FOR LEASE



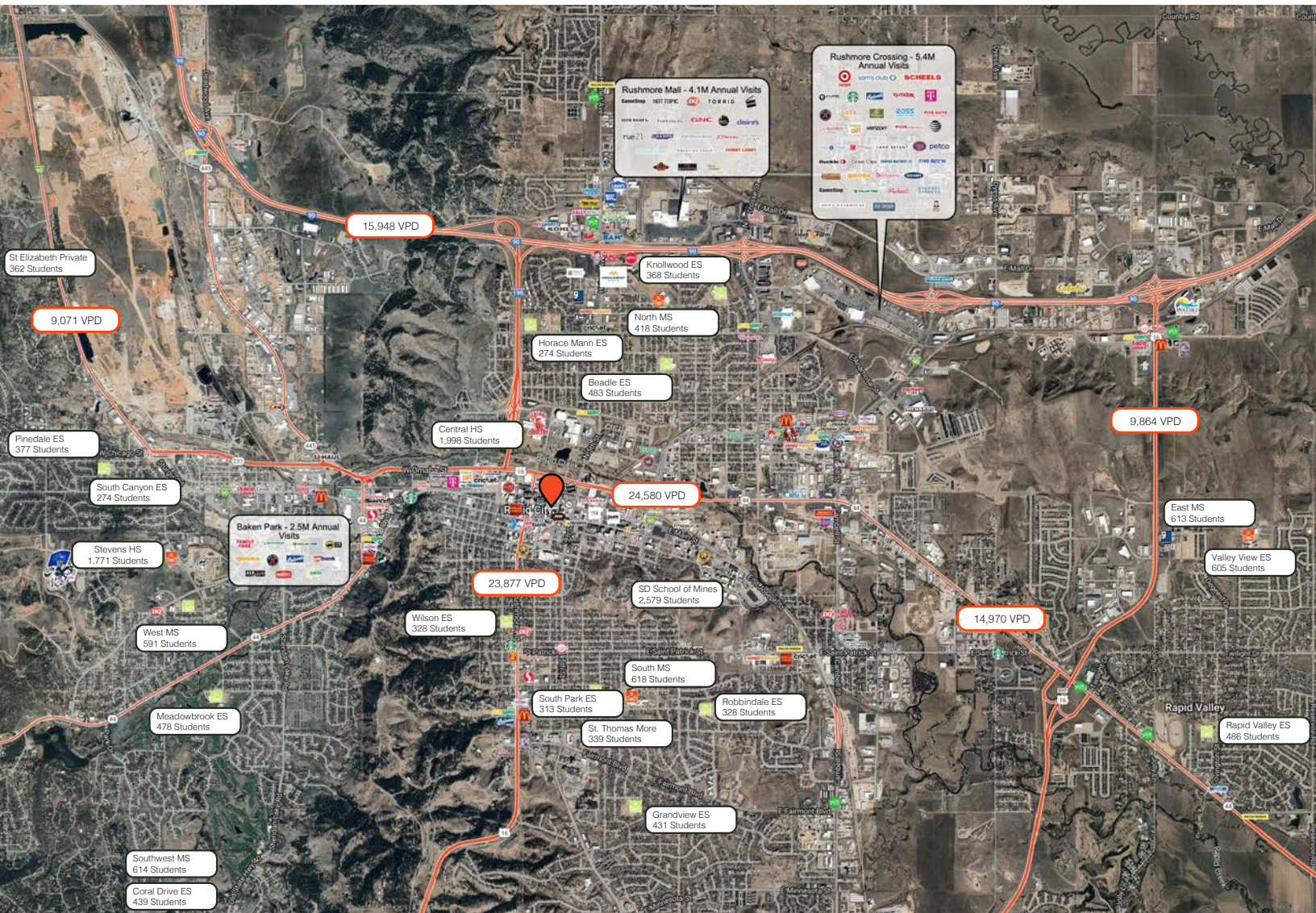


# DOWNTOWN RAPID CITY OFFICE

EXECUTIVE SUITES FOR LEASE



## CITY MAP



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# DOWNTOWN DEMOGRAPHICS



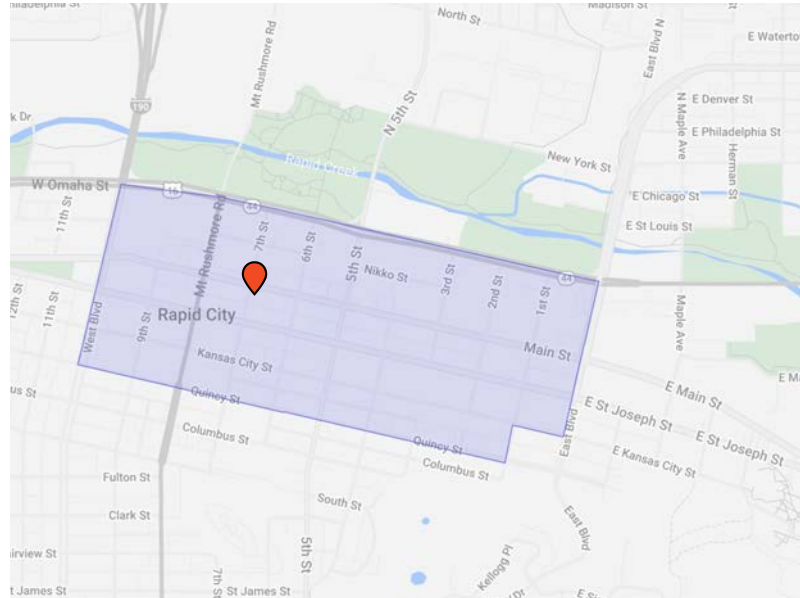
### RESIDENTS

- **Population:** 1.8K
- **Average Age:** 36.2
- **Median HHI:** \$48.7K
- **Education (Assoc. & Higher, 25+):** 15.4%



### EMPLOYEES

- **Population:** 5.8K
- **YoY Change:** +8%
- **Daytime Population:** 9.8K
- **Median Salary:** \$48.6K
- **Median HHI:** \$69.9K
- **Education (Assoc. & Higher, 25+):** 45.2%



### OUT-OF-MARKET VISITORS

- **Visits:** 975.7K
- **Avg. Time in Market:** 115 Minutes
- **Median HHI:** \$70.9K
- **Education (Assoc. & Higher, 25+):** 47.4%



|                         | Rapid City |          | MSA      |          |
|-------------------------|------------|----------|----------|----------|
| Year                    | 2025       | 2030     | 2025     | 2030     |
| Population              | 79,202     | 83,672   | 157,328  | 165,520  |
| Daytime Population      | 96,448     | -        | 156,189  | -        |
| Median Household Income | \$74,828   | \$82,281 | \$78,595 | \$86,916 |

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