



DOWNTOWN RAPID CITY OFFICE

EXECUTIVE SUITES FOR LEASE



625.5 Main Street,
Rapid City, SD 57701



192 - 576 SF +/-



\$300 - 900 / 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 suites
- 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
2B	192 SF +/-	\$400 / Month Gross	\$4,800.00
2C	244 SF +/-	\$450 / Month Gross	\$5,400.00
2D	328 SF +/-	\$500 / Month Gross	\$6,000.00
2E	233 SF +/-	\$300 / Month Gross	\$3,600.00
3A	192 SF +/-	\$300 / Month Gross	\$3,600.00
3B	374 SF +/-	\$500 / Month Gross	\$6,000.00
7	576 SF +/-	\$900 / Month Gross	\$10,800.00

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	Keiffer	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 +/-

SUITE #2B - 192 SF +/-

SUITE #2C - 244 SF +/-

SUITE #2D - 328 SF +/-

SUITE #2E - 233 SF +/-

SUITE #3A - 192 SF +/-

SUITE #3B - 374 SF +/-

SUITE #7 - 576 SF +/-

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INTERIOR PHOTOS



SUITE #7



COMMON AREA HALLWAY



SUITE #2D



SUITE #2B



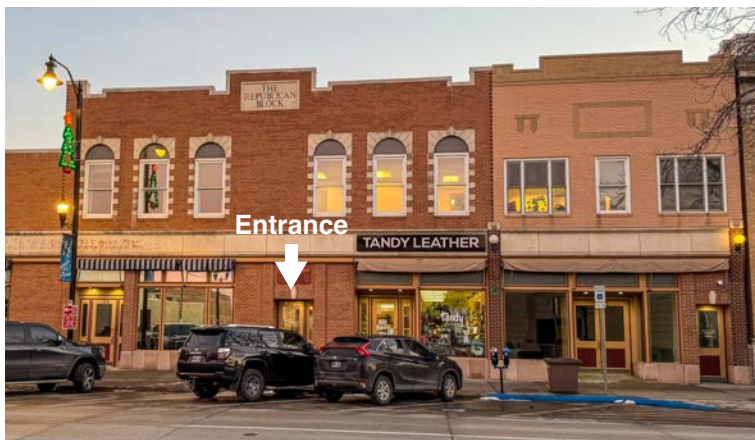
SUITE #2A



SUITE #2 COMMON AREA

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EXTERIOR 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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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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AREA MAP



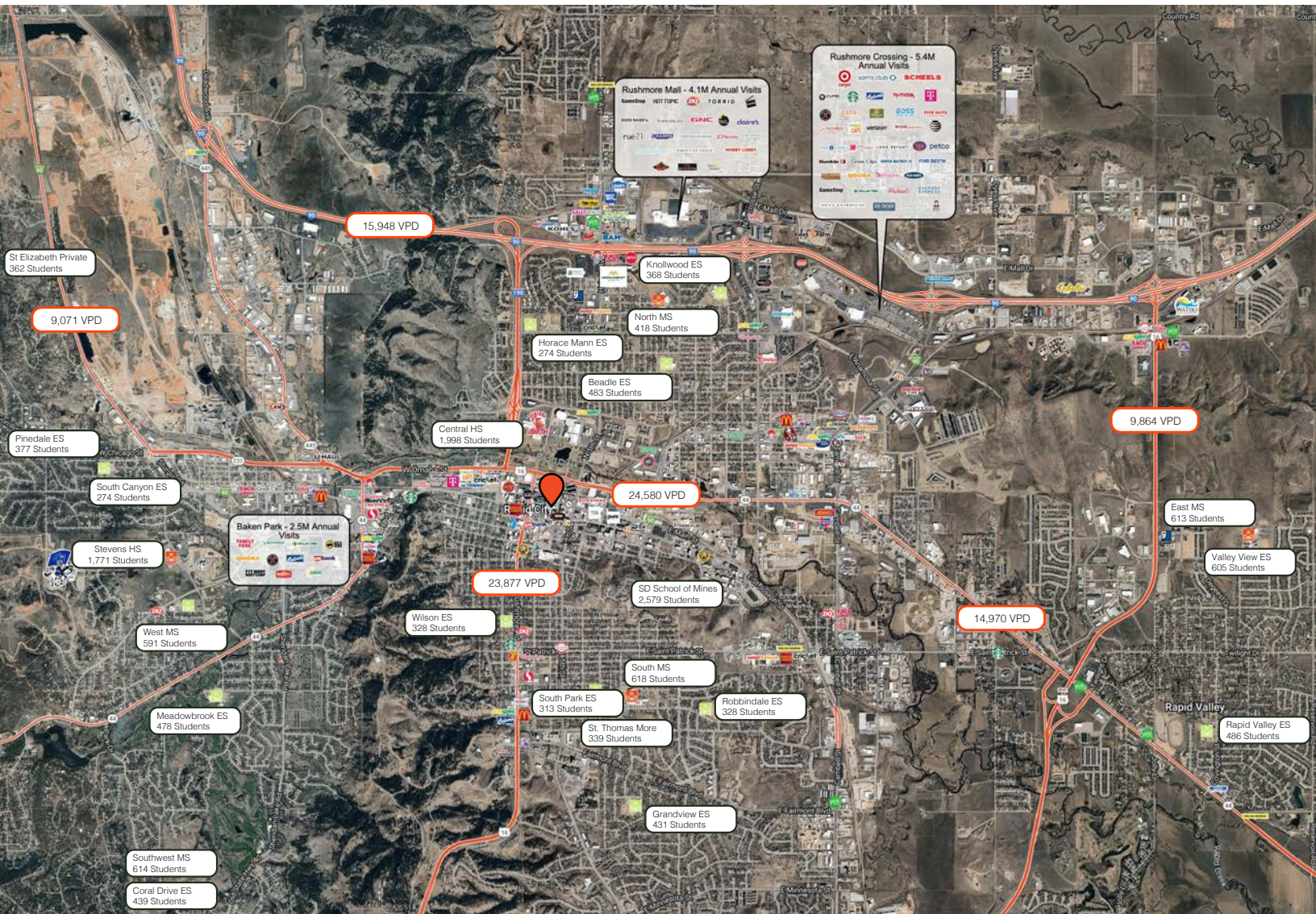
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CITY MAP



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DOWNTOWN DEMOGRAPHICS



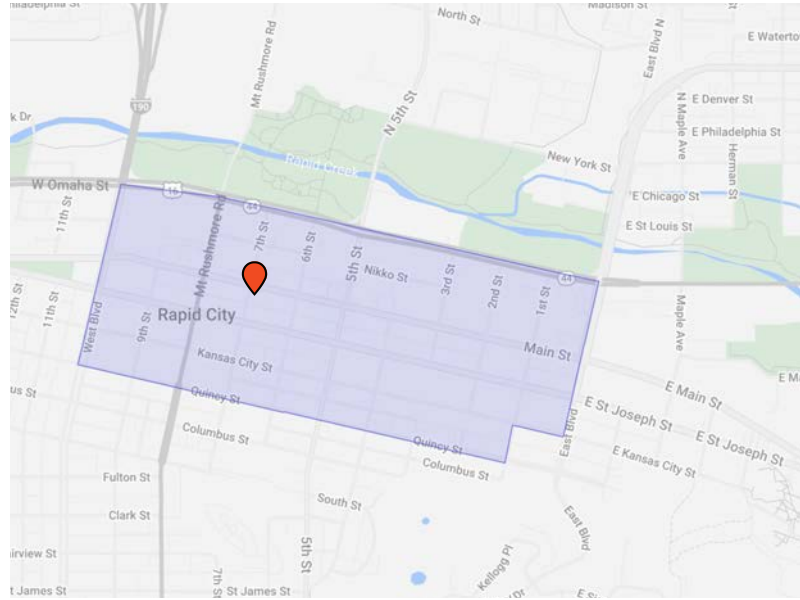
RESIDENTS

- **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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