

# FOR SALE OR LEASE

909 SAINT JOSEPH STREET

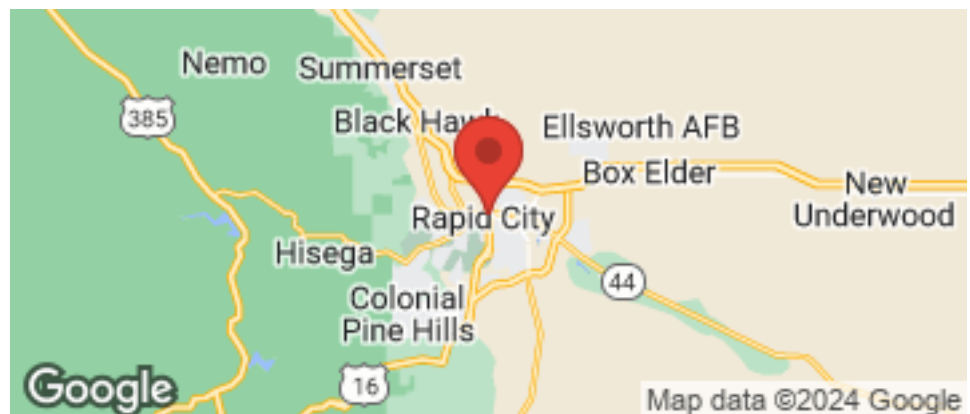


## PROPERTY OVERVIEW

<b>PRICE:</b>	\$1,250,000
<b>BUILDING SF:</b>	60,422
<b>PRICE / SF/ YR:</b>	\$26.50
<b>OCCUPANCY:</b>	50%
<b>RENTABLE SF:</b>	5,111
<b>AVAILABLE SF:</b>	2,517
<b>LOT SIZE:</b>	0.10 Acres
<b>BUILDING CLASS:</b>	A
<b>YEAR BUILT:</b>	1974
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	Central Business District

## PROPERTY DESCRIPTION

The stunning 10-story Turnac Tower, located in the heart of downtown Rapid City, offers an exceptional opportunity to create your ideal office space. This executive property has private and public elevators, a large, marbled lobby and café, professional management, off-street parking and high-security features. This Class A building is conveniently situated across from Wells Fargo and the Federal Building, and is within walking distance of numerous restaurants, businesses, and attractions, including the Rushmore Plaza Civic Center and The Monument arena. With over 2,500 square feet of move in ready space available for lease at \$16/SF/YR + \$10.50 NNN and utilities (\$26.50/SF/YR total), this property can accommodate a variety of businesses. Additionally, the entire 5,111 square foot fourth floor is available for sale at \$1,250,000 and comes with an income-generating tenant who recently signed a lease extension. Call today for more information about this investment



### KW COMMERCIAL | BLACK HILLS

2401 W. Main  
Rapid City, SD 57702



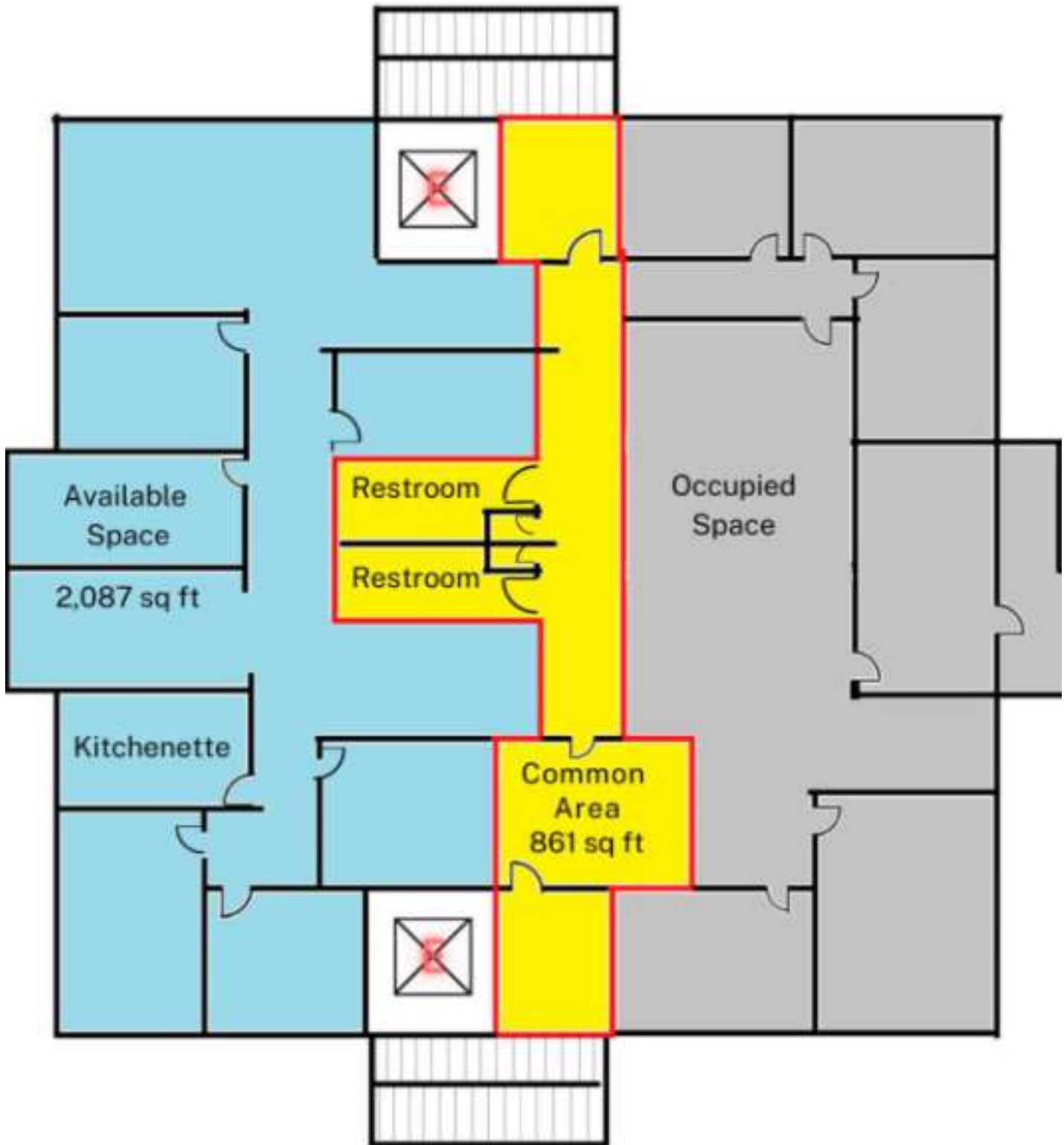
Each Office Independently Owned and Operated

### HALEY MOLINE SOMMER

Agent  
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South Dakota

# PROPERTY PHOTOS

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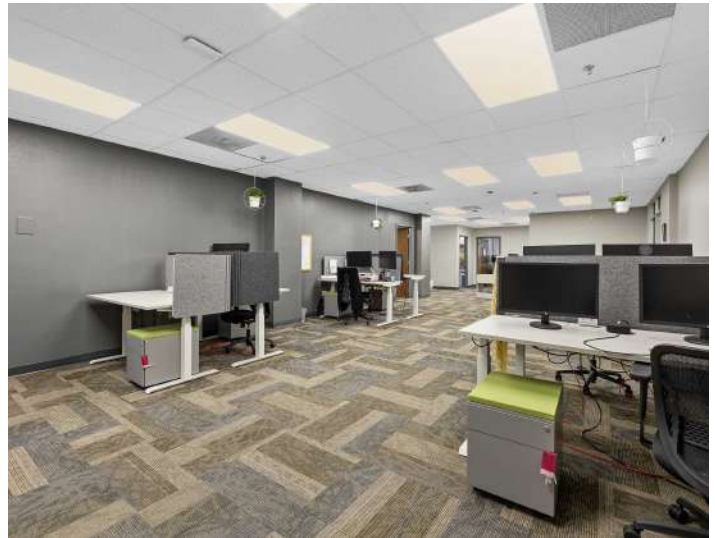


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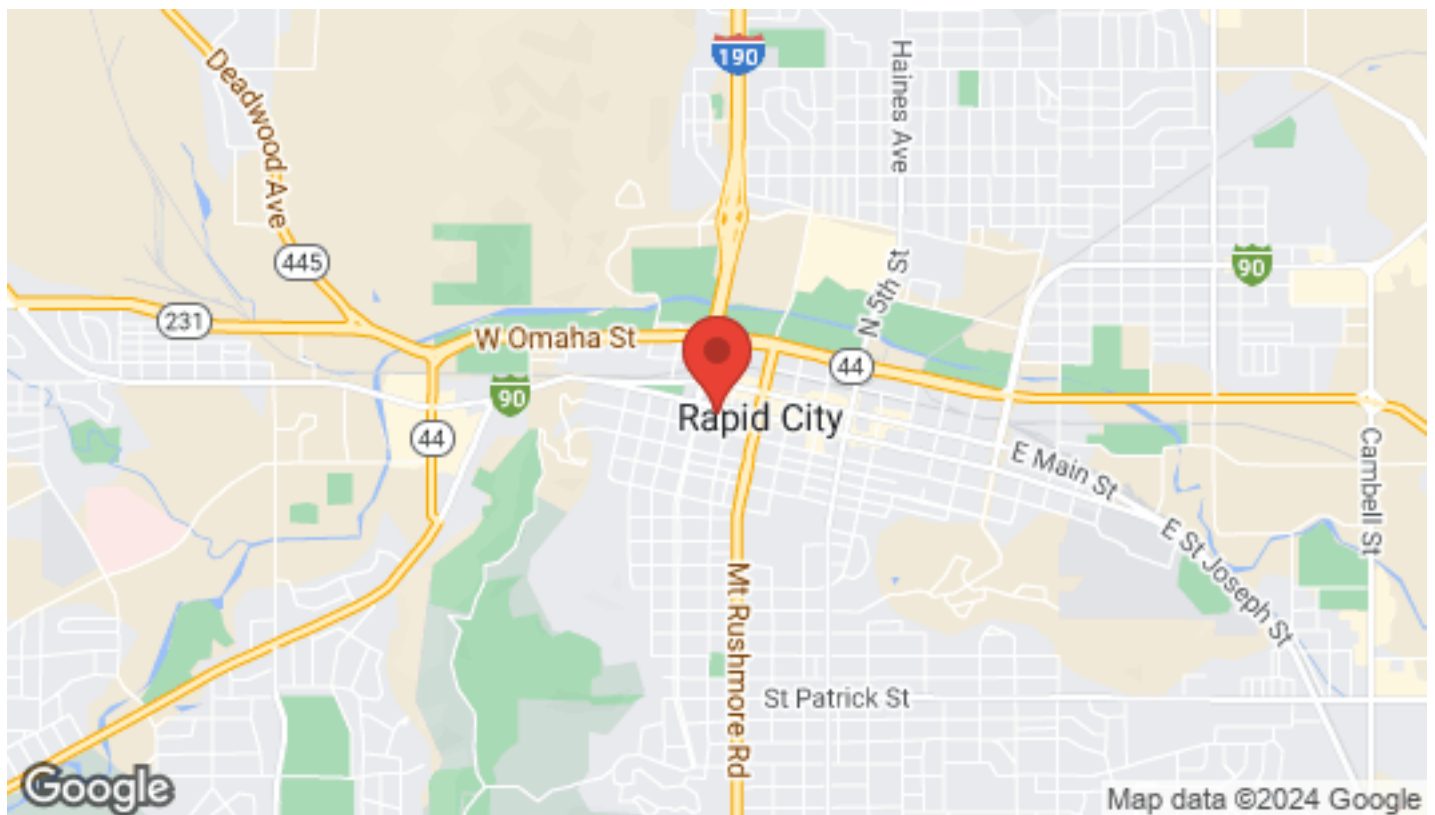
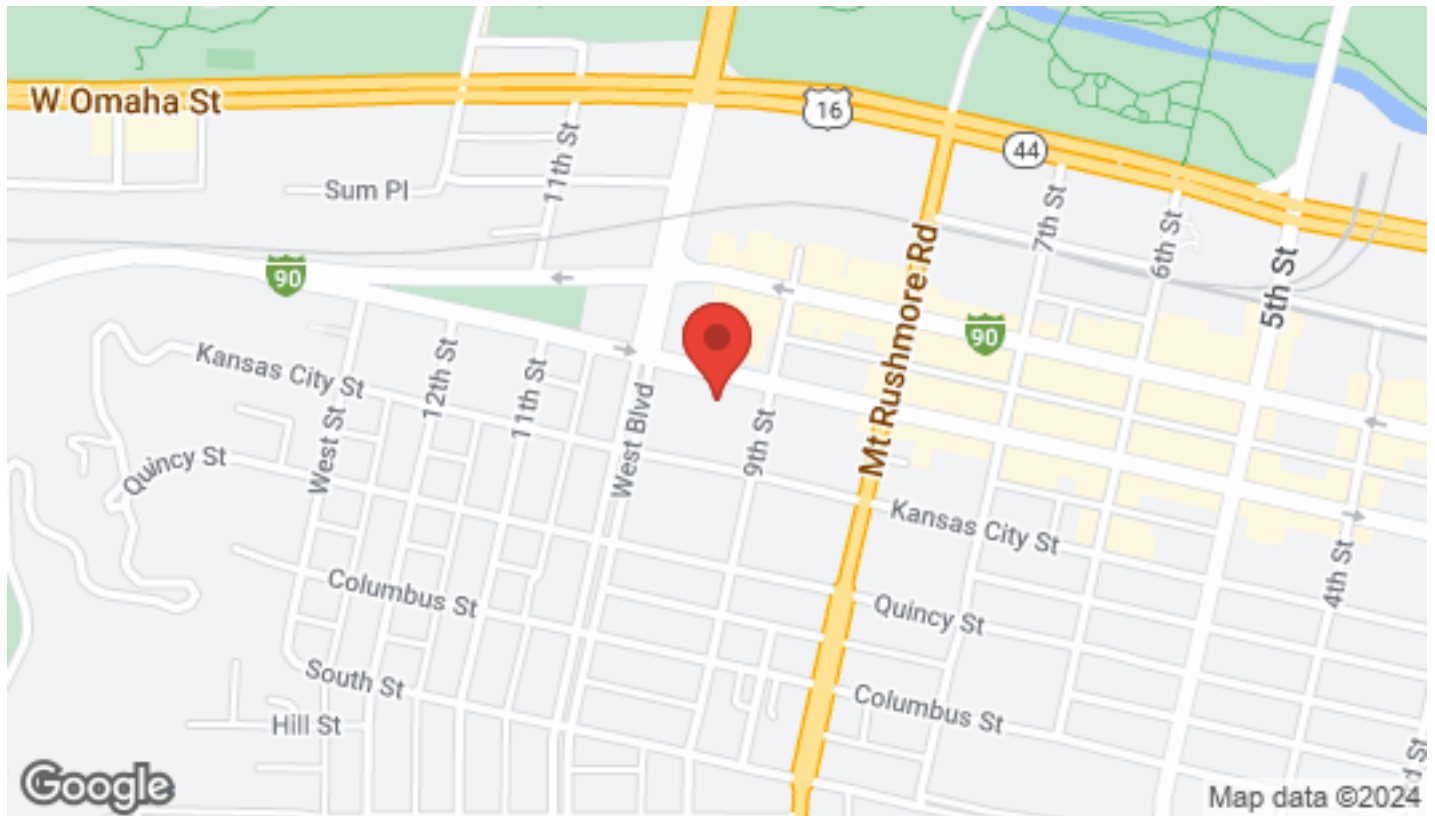
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# LOCATION MAPS

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