

OFFICE/MEDICAL SPACE FOR LEASE

631 SAINT ANNE STREET

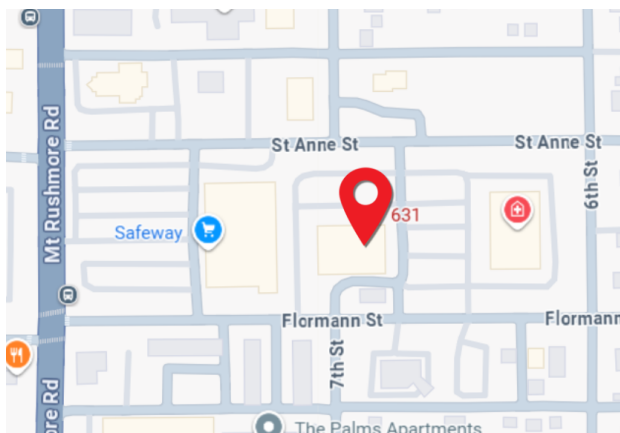


OFFERING SUMMARY

SUITE #:	103
AVAILABLE SF:	3,692 SF
LEASE RATE:	Avg. \$7,200 per month with NNN and utilities
TYPE:	Office / Medical
LOT SIZE:	1.04 Acres
YEAR BUILT:	1979
ZONING:	Neighborhood Shopping Center District

PROPERTY OVERVIEW

Prime main floor medical or professional office suite available with 3,692 sq. ft. in a highly visible location just off Mt. Rushmore Road, neighboring Safeway and Monument Health Clinic. The suite features 11 private offices/exam rooms, 2 restrooms, and an efficient layout designed for medical use. Base rent is \$5,415 per month, with the average total including NNN and utilities around \$7,200 per month. Tenant is responsible for phone, internet, and janitorial services. With excellent parking, easy access, and close proximity to major healthcare providers, this space is perfectly suited for a medical practice or professional office. Call today to schedule a showing. *Listing agent is related to property owner.



INTERESTED IN LEARNING MORE?

We'd love to share additional details or schedule a showing at your convenience. Contact us today to explore how this property can support your business goals! 605-484-5802

KW COMMERCIAL | BLACK HILLS

2401 W. Main
Rapid City, SD 57702



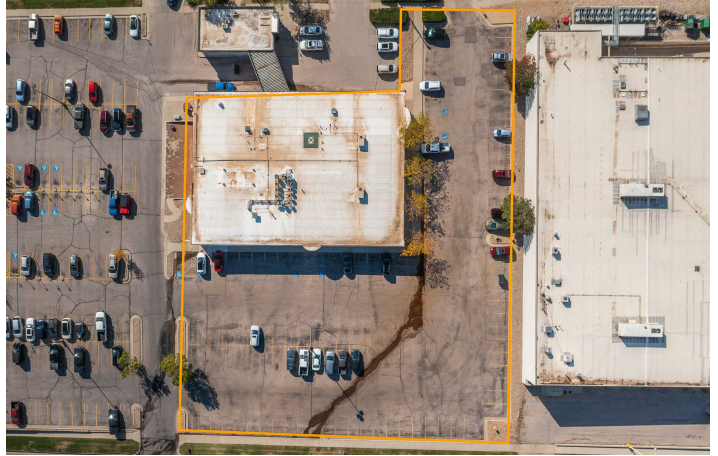
Each Office Independently Owned and Operated

HALEY MOLINE SOMMER

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South Dakota

PROPERTY PHOTOS

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FLOOR PLANS

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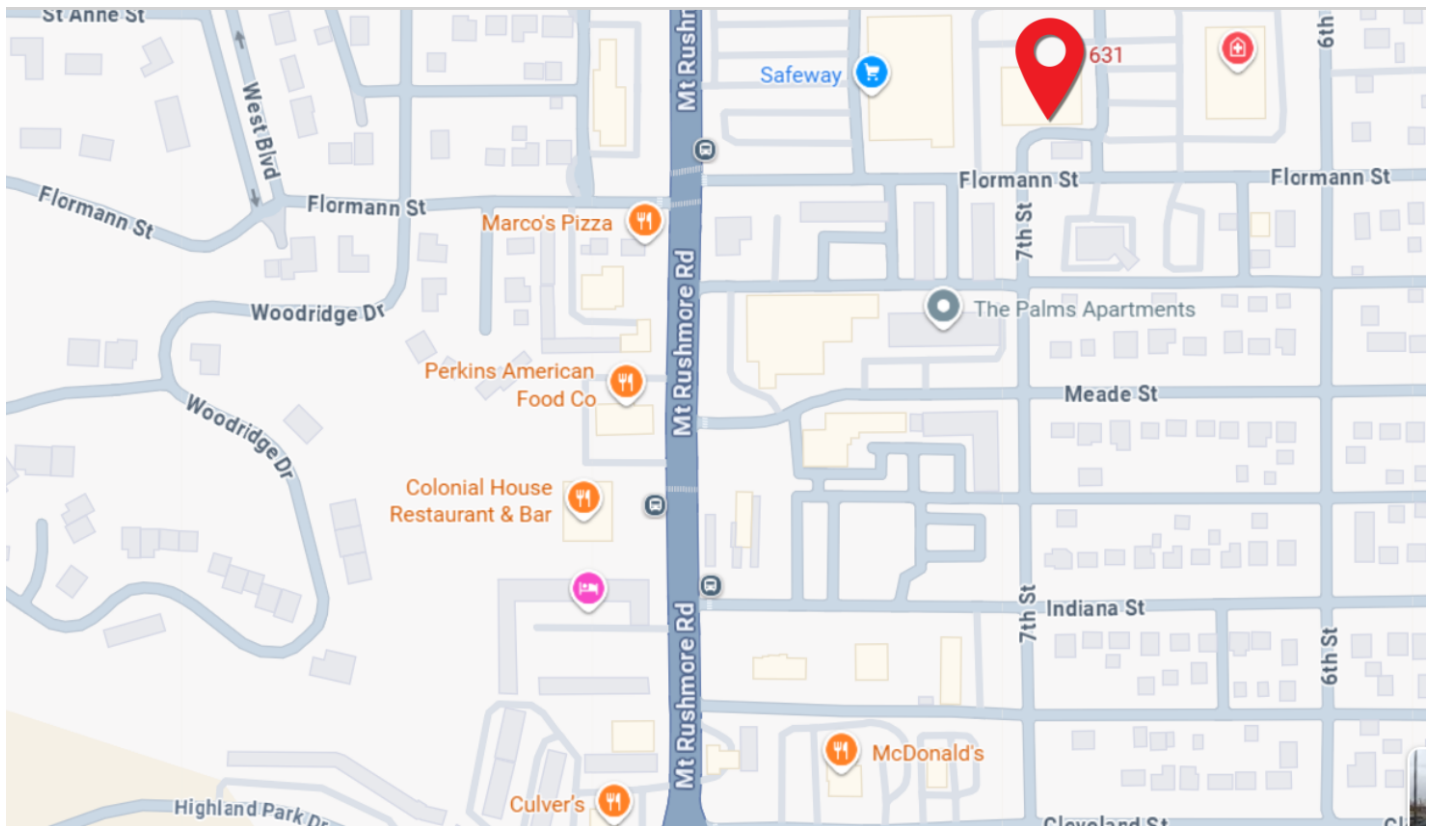
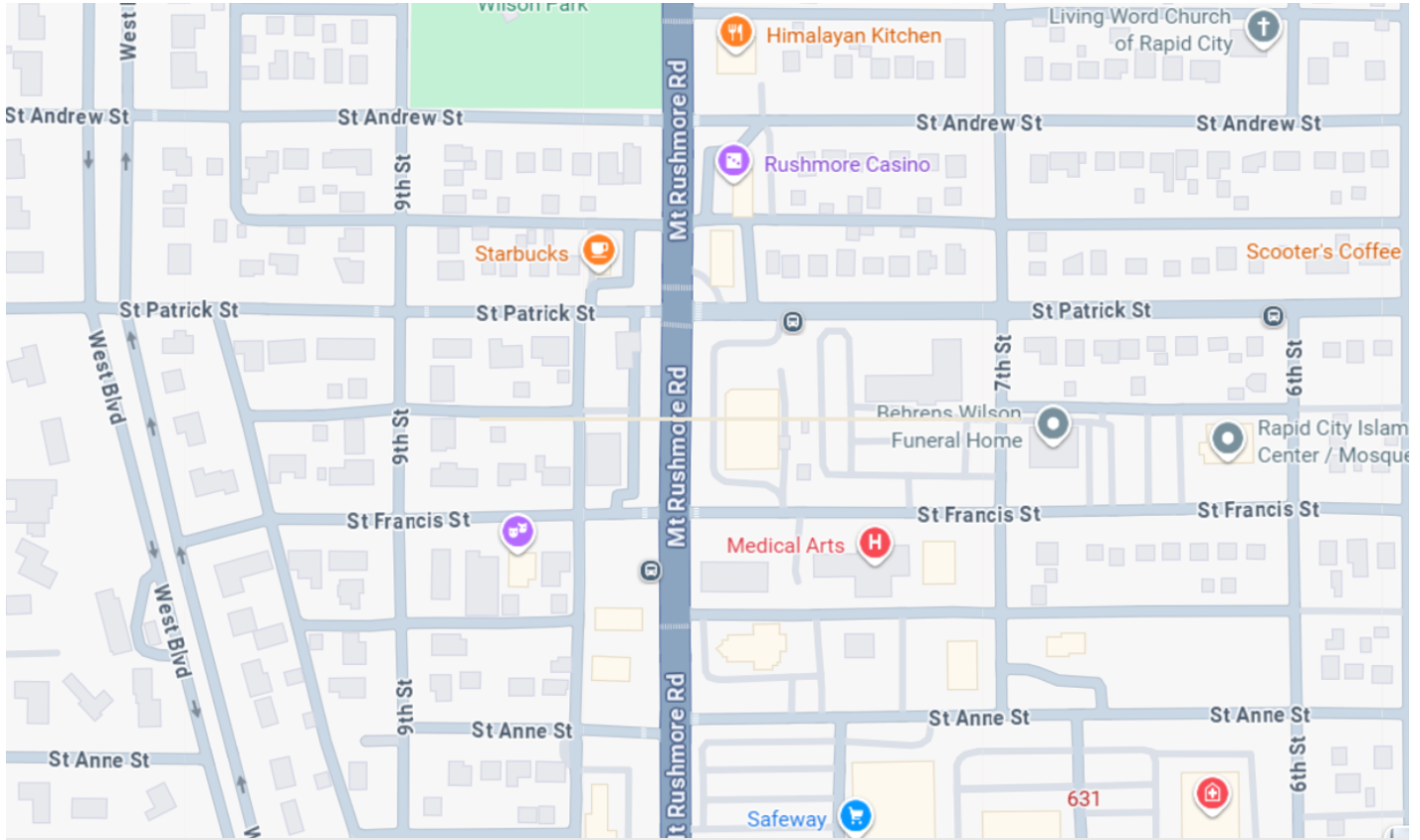
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BUSINESS MAP

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DISCLAIMER

1901 5TH STREET



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PRESENTED BY:

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