

# EXECUTIVE SUMMARY

601 WEST BOULEVARD



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	~ 120 - 6,178 SF
<b>BUILDING SF:</b>	8,011 SF
<b>ZONING:</b>	Office Commercial District
<b>TRAFFIC COUNT:</b>	28,417 vehicles per day
<b>LOT SIZE:</b>	0.45 Acres
<b>YEAR BUILT:</b>	1986

## PROPERTY OVERVIEW

**HUGE PRICE REDUCTION!** Don't miss this opportunity to lease a high-quality office space located at the highly visible intersection of St. Joseph Street and West Boulevard. With excellent traffic exposure and flexible layout options, this property can accommodate anything from a single private office to a small suite or the entire main floor.

The building offers generously sized offices, a shared conference room, and large windows throughout that fill the space with natural light. Thoughtful details such as custom cherry wood built-ins add a professional touch, while a walk-in stainless-steel vault provides secure storage. Multiple entrances allow convenient access to all three floors.

The entire ADA-compliant main floor is now available for \$5,000 per month all inclusive, and individual main floor offices with windows start at just \$500 per month, with everything included. Tenants also have access to a shared waiting area, conference room, and ample off street parking. With strong signage visibility at one of Rapid City's busiest intersections, this space offers both functionality and room for growth. Contact us today for more information or to schedule a private showing: 605-484-5802

## AVAILABLE SPACES:

Suite	Square Feet	Price Per Month
Main + Garden	~ 6,178	Negotiable
Main	~ 3,321	\$5,000
Suite 1	~ 407	\$1,100
Suite 2	~ 110	\$500

**KW COMMERCIAL | BLACK HILLS**  
2401 W. Main  
Rapid City, SD 57702

**HALEY MOLINE SOMMER**  
Agent  
O: (605) 484-5802  
C: (605) 484-5802  
h.moline@kw.com  
South Dakota

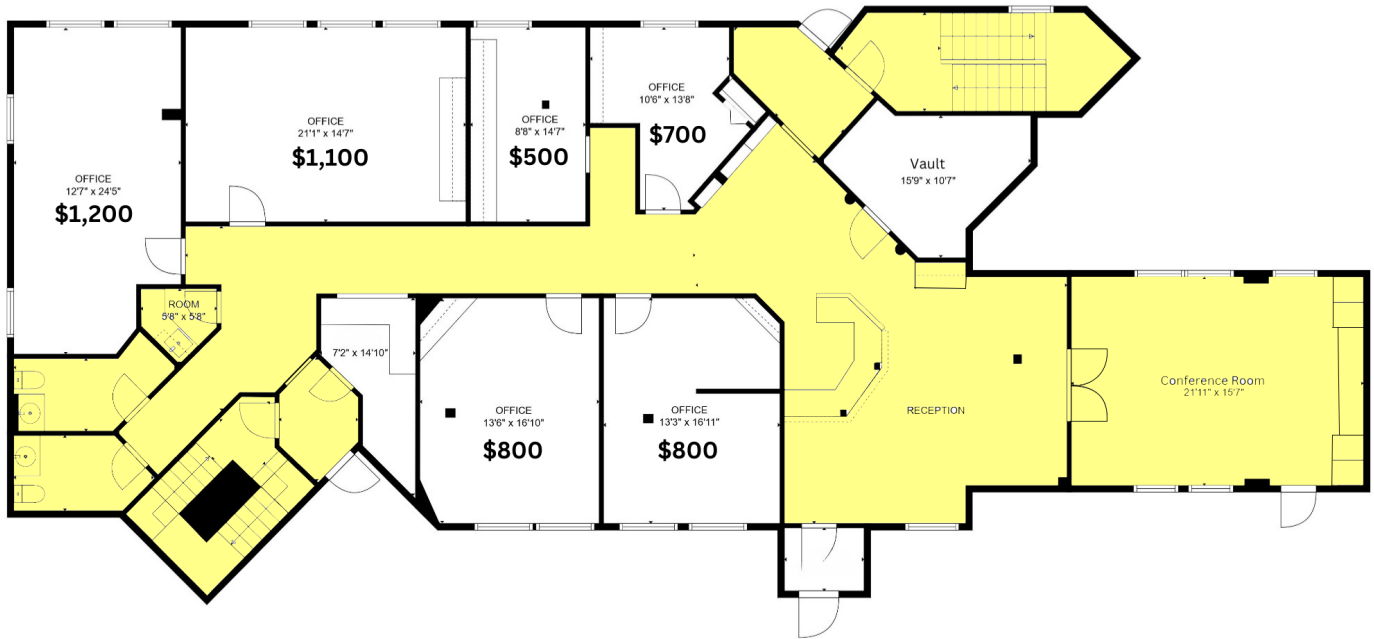
Each Office Independently Owned and Operated

# FLOOR PLANS

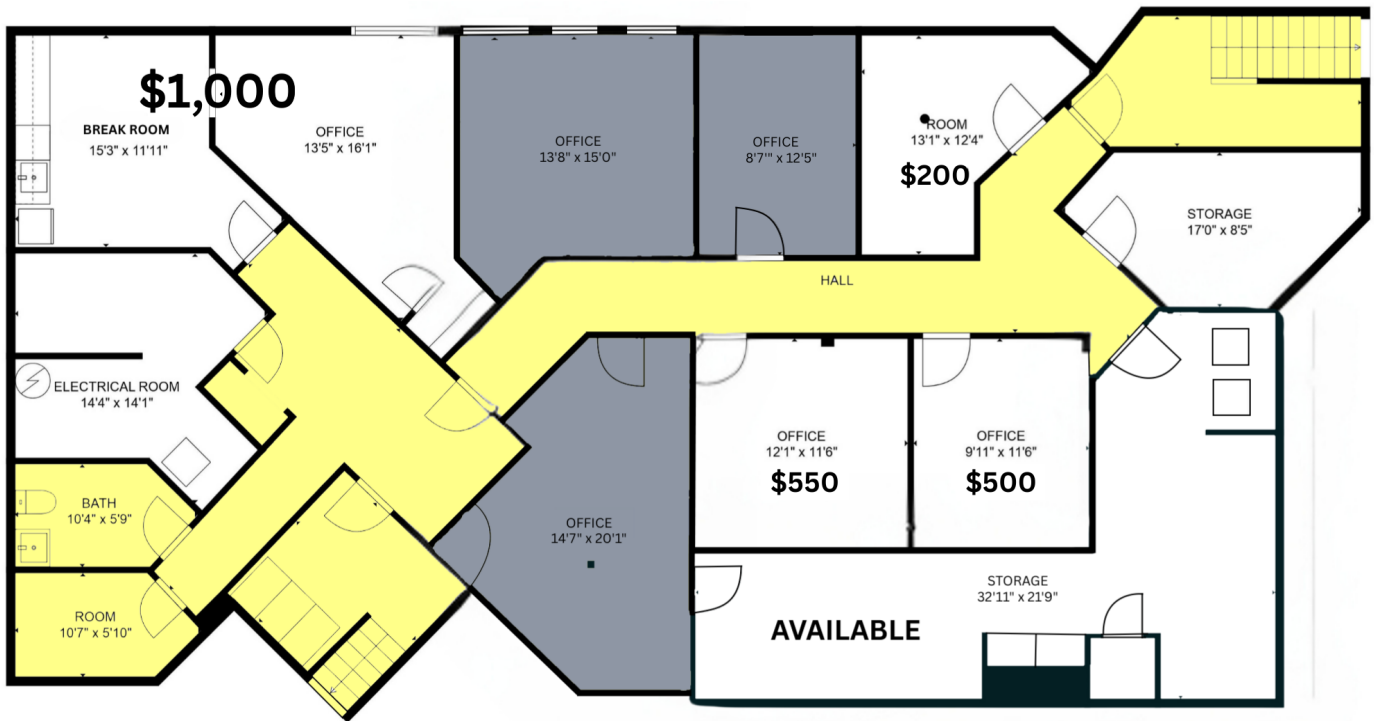
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## Main Level



## Garden Level



\*Floor plan measurements are approximate and not guaranteed. Tenants should verify independently.

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# PROPERTY PHOTOS

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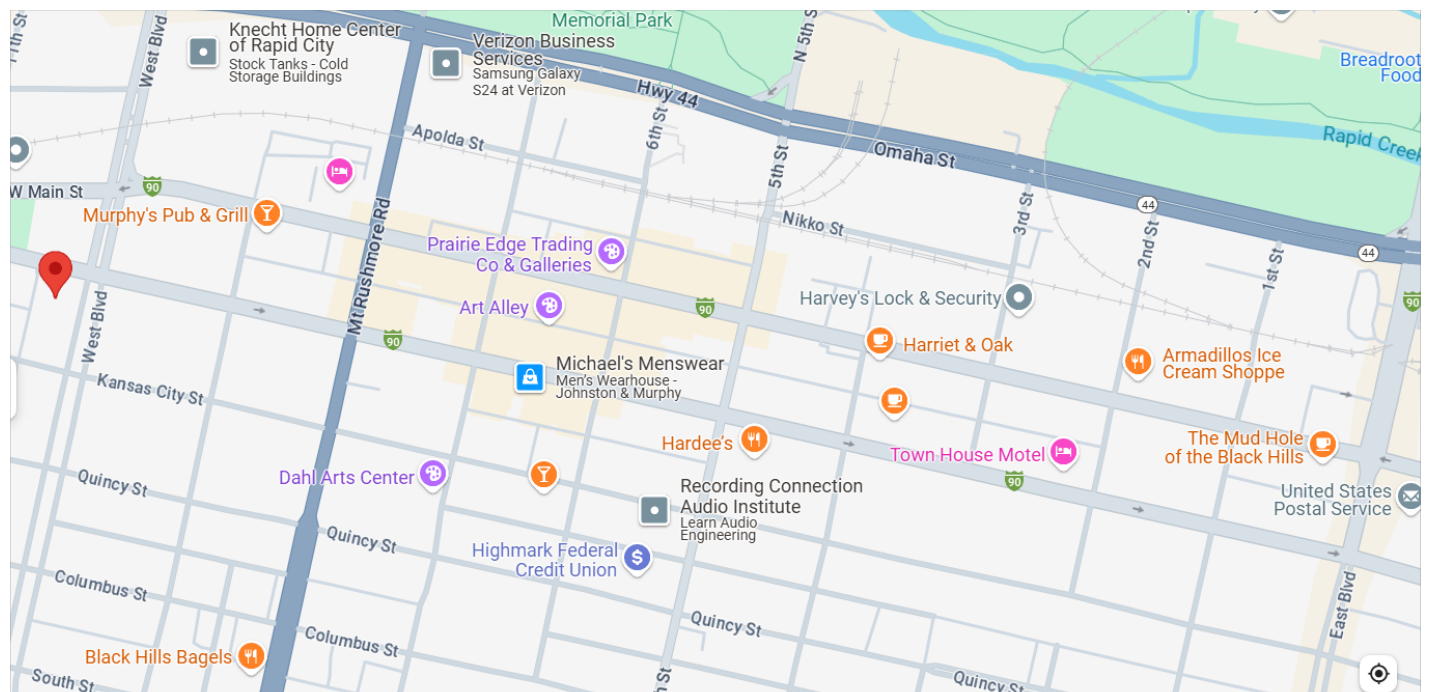
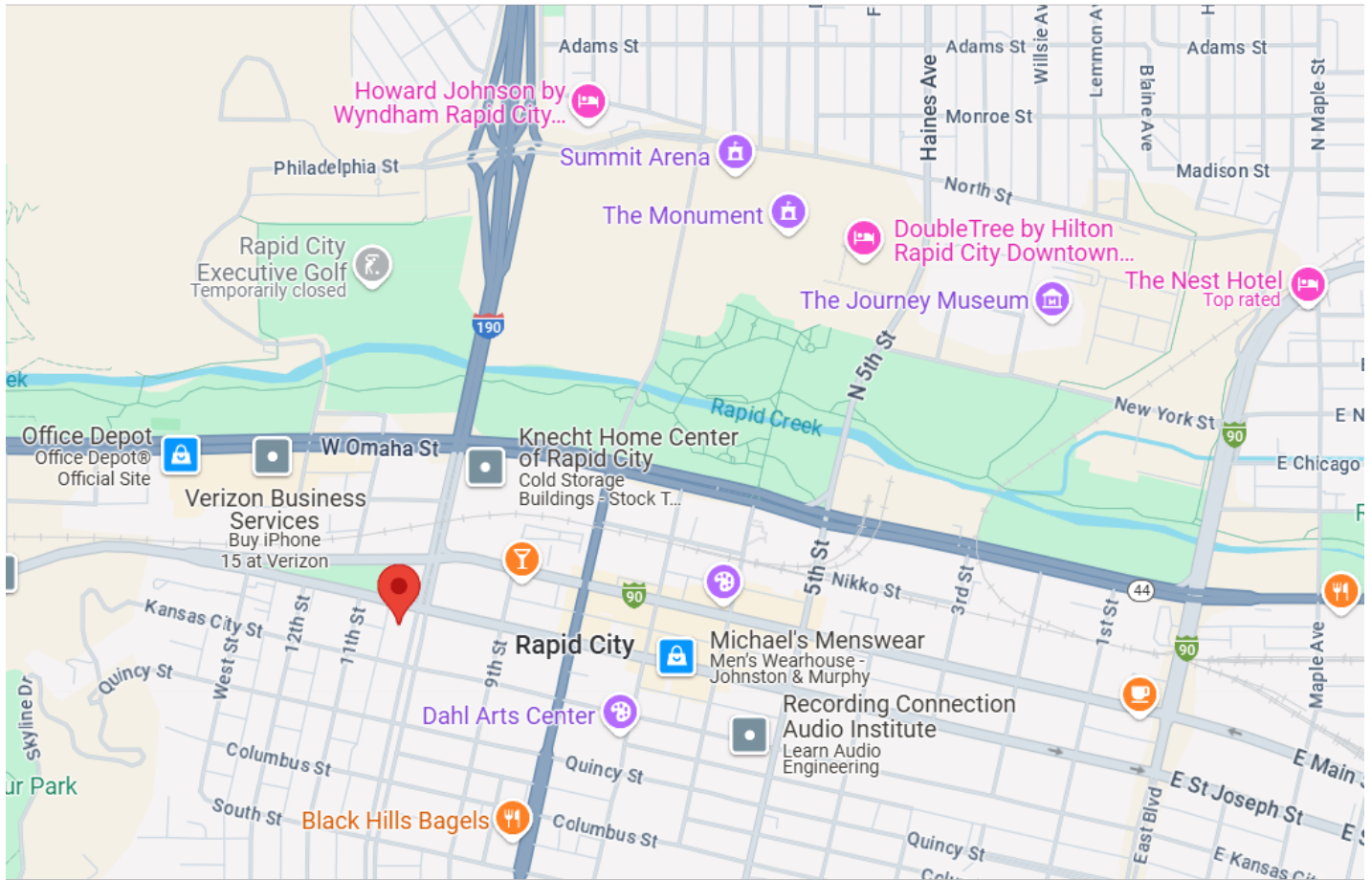
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# BUSINESS MAP

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