

EXECUTIVE SUMMARY

601 WEST BOULEVARD



OFFERING SUMMARY

AVAILABLE SF: ~ 120 - 6,178 SF

BUILDING SF: 8,011 SF

ZONING: Office Commercial District

TRAFFIC COUNT: 28,417 vehicles per day

LOT SIZE: 0.45 Acres

YEAR BUILT: 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

Each Office Independently Owned and Operated

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

FLOOR PLANS

601 WEST BOULEVARD



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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PROPERTY PHOTOS

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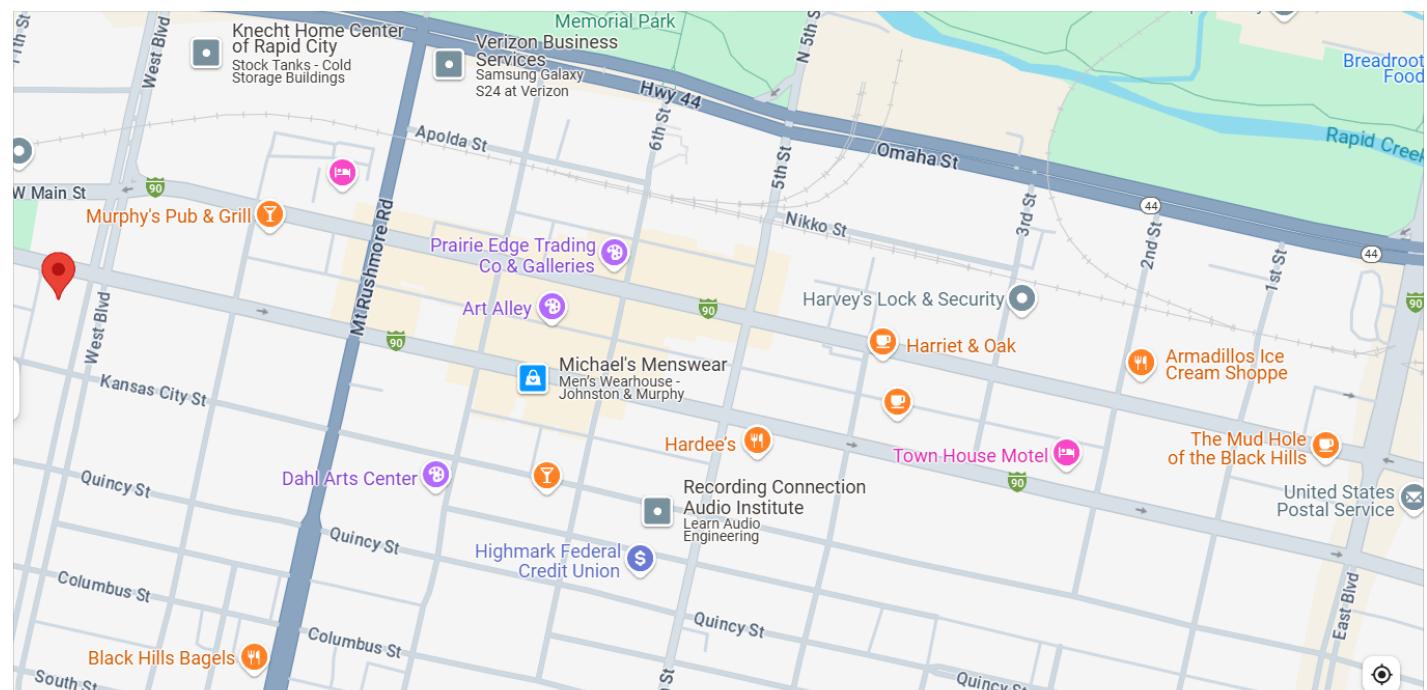
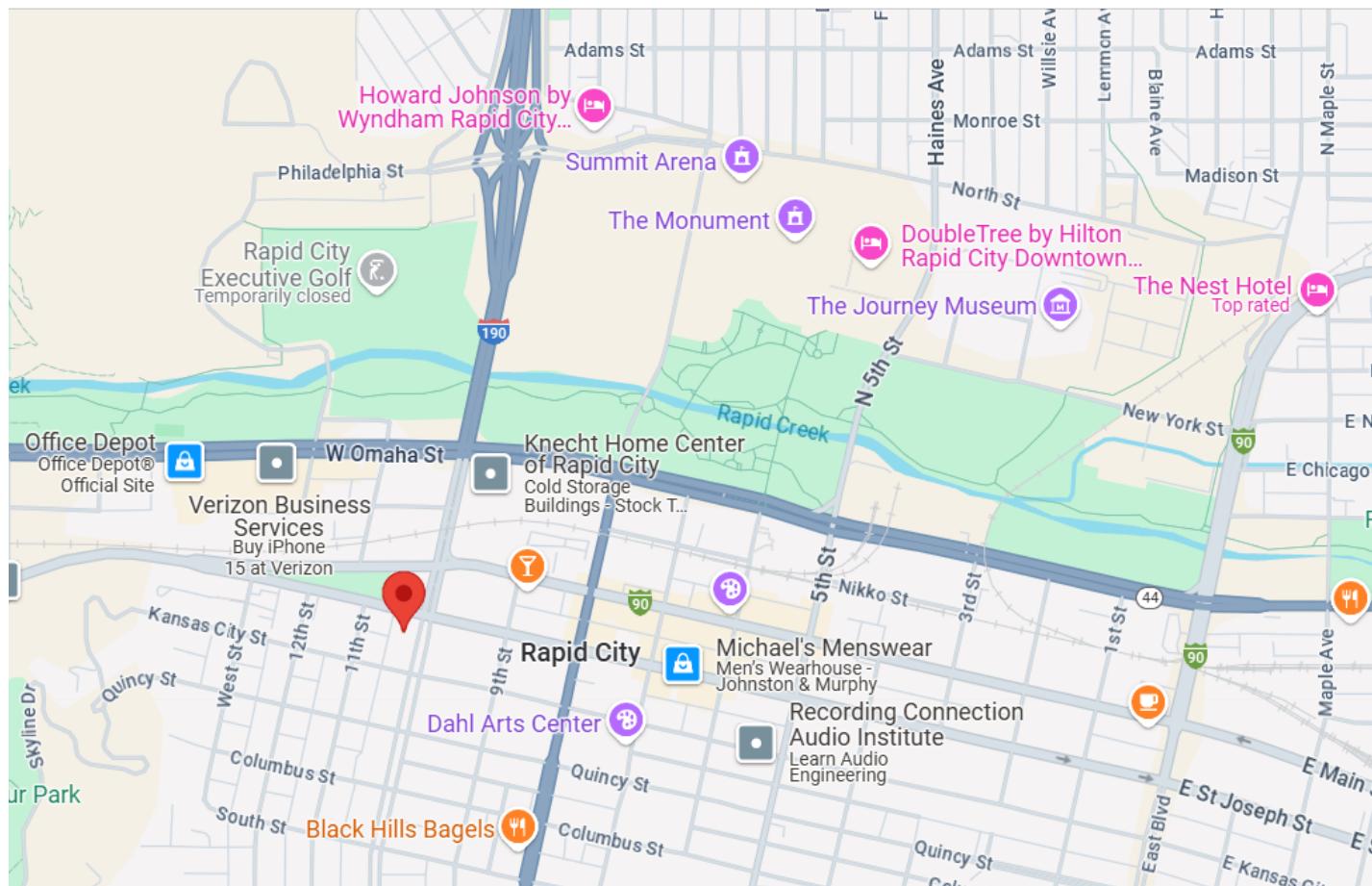
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BUSINESS MAP

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