



Newly Renovated Professional Office Suite for Lease!

3615 Canyon Lake Dr Suite 7

Position your business in a polished, move-in-ready office suite that combines modern functionality with an exceptional West Rapid City location. This **newly renovated 2,048 sq ft office suite** offers a professional layout designed to impress clients and support a productive work environment.

The suite features **six private, windowed offices** with abundant natural light, a **welcoming reception area with built-in desk**, a convenient **breakroom**, and **ample storage cabinets**. Tenants also enjoy **access to a 180 sq ft conference room**, ideal for meetings, presentations, and team collaboration.

Additional amenities include **secure coded lock entry** and **utilities included** (excluding phone and internet), providing ease and predictability for your business operations.

This location truly sets the suite apart—**close proximity to beautiful Canyon Lake and West Rapid City park areas** offers a refreshing setting for breaks or walking meetings. The property provides **highly visible street signage**, enhancing brand exposure, and is **centrally located among many West Rapid City businesses**. Restaurants, grocery stores, and everyday conveniences are all just minutes away.

Lease Details:

- Size: **2,048 sq ft**
- Rent: **\$4,000/month**
- Term: **1–2 year lease available**

Contact us today to schedule a tour and see how this space can work for your business.

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