

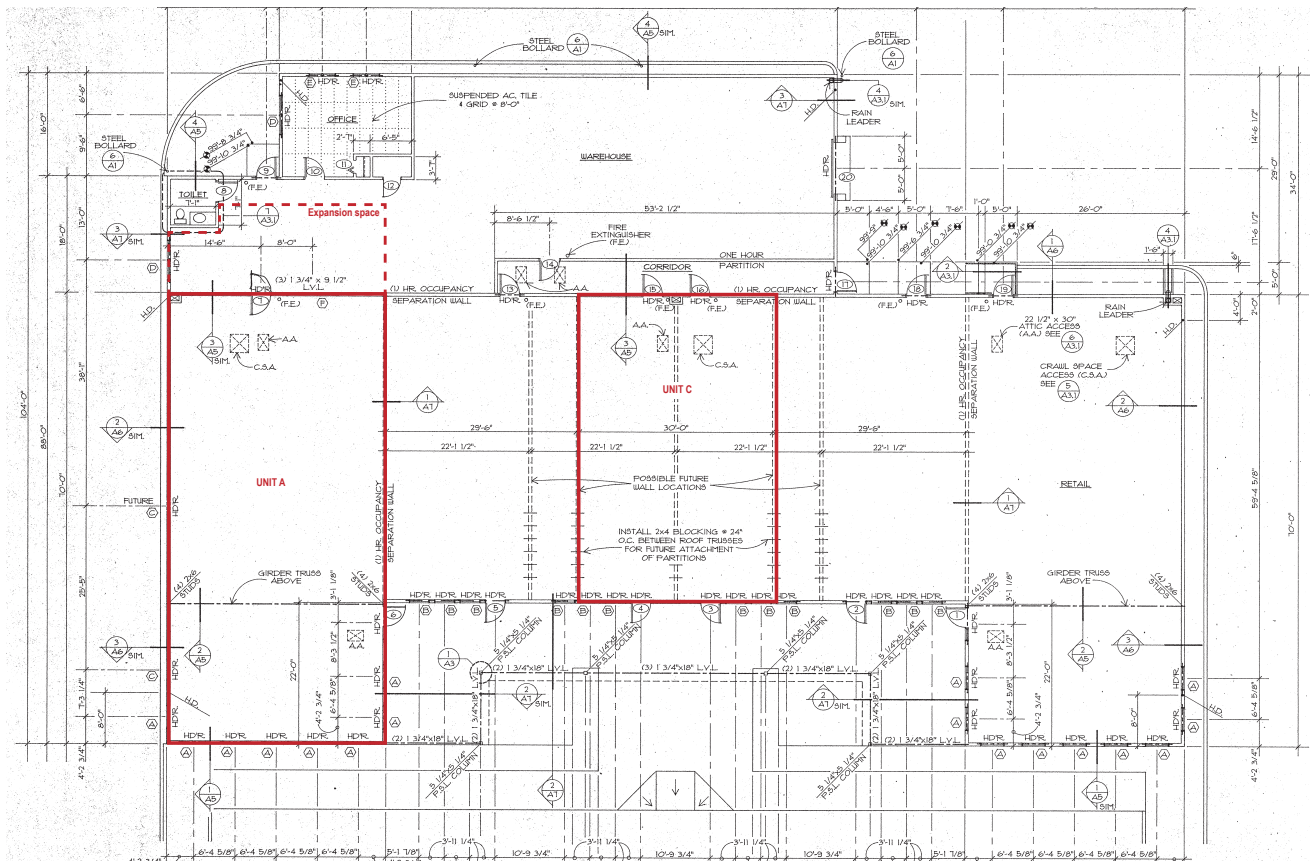
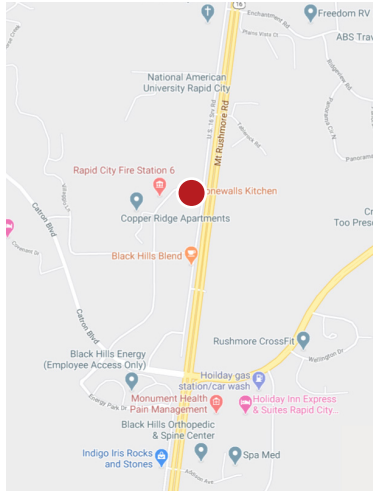
OFFICE FOR LEASE | 2,380+ SF & 1,825 SF | LOOKOUT PLAZA

**5955 Mt Rushmore Road, Units A & C
Rapid City, SD 57701**

Property Highlights

Multi-unit retail and office center along Mt Rushmore Rd/Hwy 16 just north of the Catron intersection - 15,450 cars per day. Close to new developments Black Hills Energy HQ, Black Hills Orthopedic Center, Copper Ridge Apartments, and several other new projects along Hwy 16. Large parking lot, outdoor patio, large marquee signage and on a signalized intersection. Great for medical, specialized dentistry or other professional office use.

| | Unit A | Unit C |
|------------------------------|---|---|
| Space Size: | 2,380 SF | 1,825 SF |
| Highlights: | <ul style="list-style-type: none"> Former restaurant to be converted to office or retail space End unit Drive-thru window Potential for an additional 500+ SF | <ul style="list-style-type: none"> Vanilla-shell space with restrooms Build-to-suit |
| Lease Rate: | \$15.50 | \$13.50 |
| NNN: | \$5.15 | \$5.15 |
| Total \$/SF/YR: | \$20.65 | \$18.65 |
| Total Rent Per Month: | \$4,095 | \$2,836 |



Exclusively listed by:
Cale Barber
 Broker Associate
 605.381.2744
 cale@rapidcitycommercial.com

Chris Long, SIOR, CCIM
 Commercial Broker
 605.939.4489
 chris@rapidcitycommercial.com

**Your Property...
 Our PrioritySM**

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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