

Aspen Centre West

RAPID CITY, SD



LEASE BROCHURE

KW COMMERCIAL
2401 W. Main
Rapid City, SD 57702

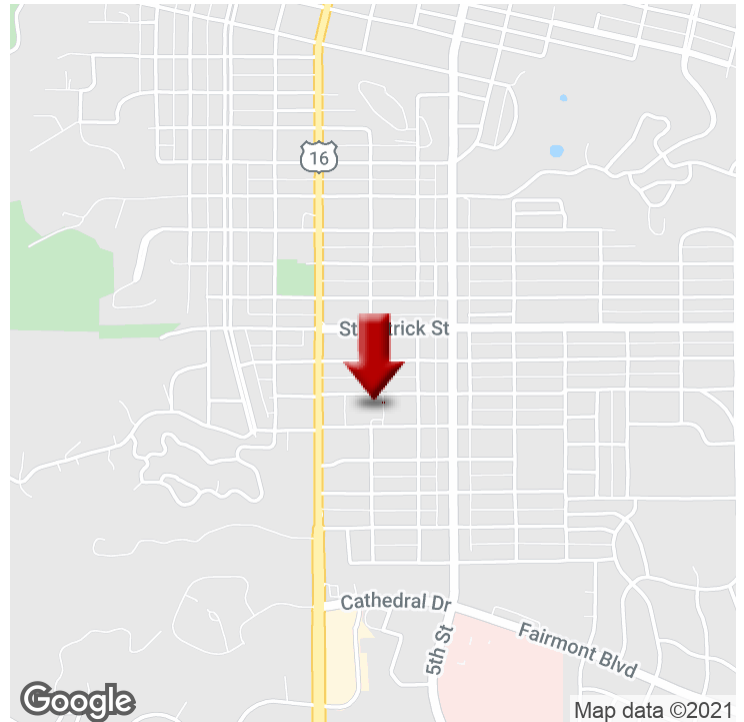
PRESENTED BY:

HALEY MOLINE
Agent
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h.moline@kw.com

OFFICE FOR LEASE

ASPEN CENTRE WEST

631 Saint Anne St, Rapid City, SD 57701



OFFERING SUMMARY

NUMBER OF UNITS:	4
AVAILABLE SF:	300 - 14,000 SF
LEASE RATE:	\$400.00 - 16,500.00 per month (Gross)
LOT SIZE:	1.04 Acres
BUILDING SIZE:	28,000 SF
ZONING:	General Commercial

PROPERTY OVERVIEW

Affordable office space for lease in the lower level of Aspen Centre West, just off of Mt. Rushmore Rd. Can be built to suit businesses of ANY size up to 14,000 square feet. Large, individual offices are also available for rent starting at \$400 per month including utilities plus access to shared break room, conference room and men's and women's restrooms. The space is currently set up to accommodate multiple radio stations and will be available May 1. These professional offices are in a fantastic location at an unbeatable price! Call today to schedule a showing or virtual tour. Listed by Haley Moline, Keller Williams Realty Black Hills | 605-484-5802.

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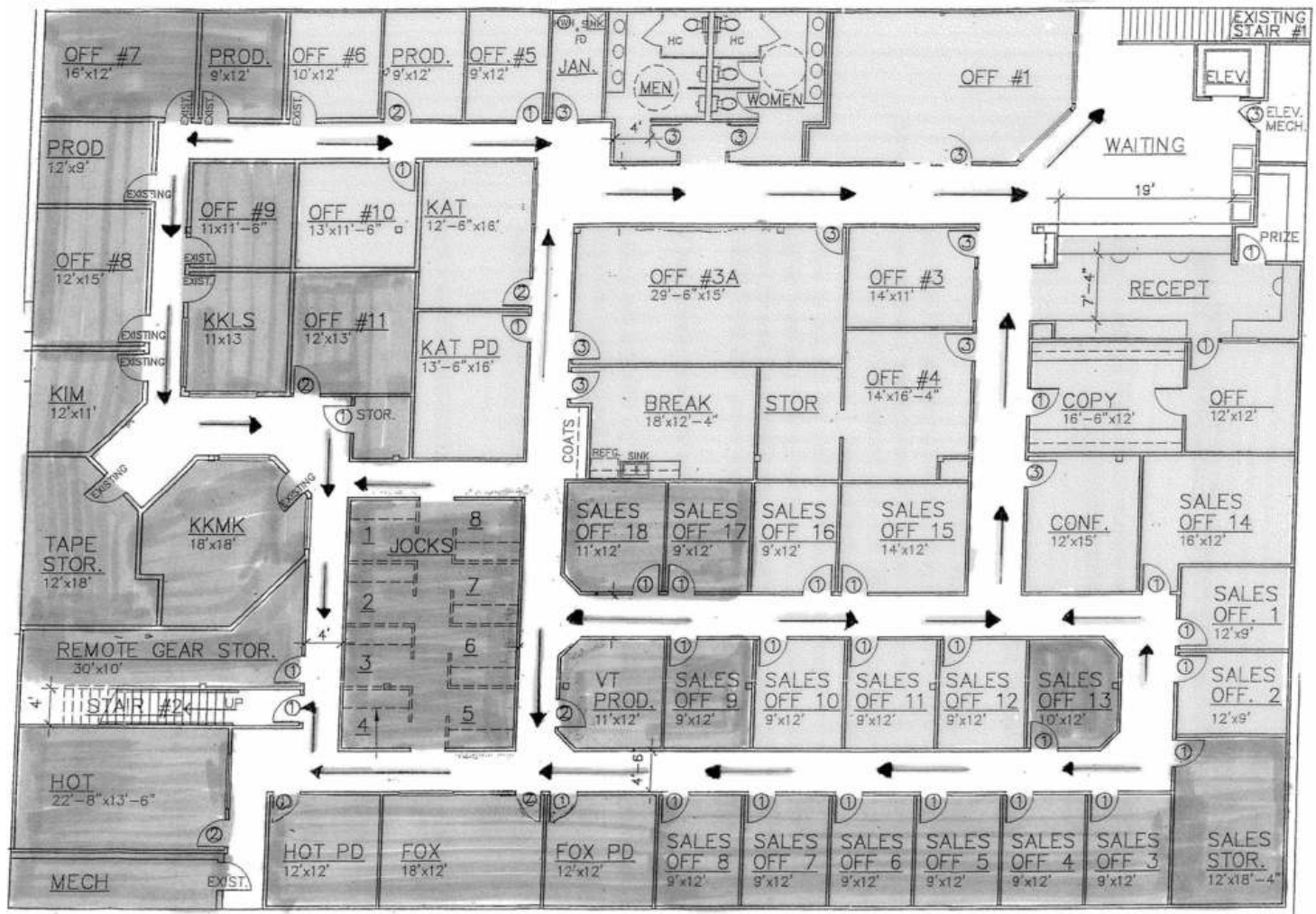
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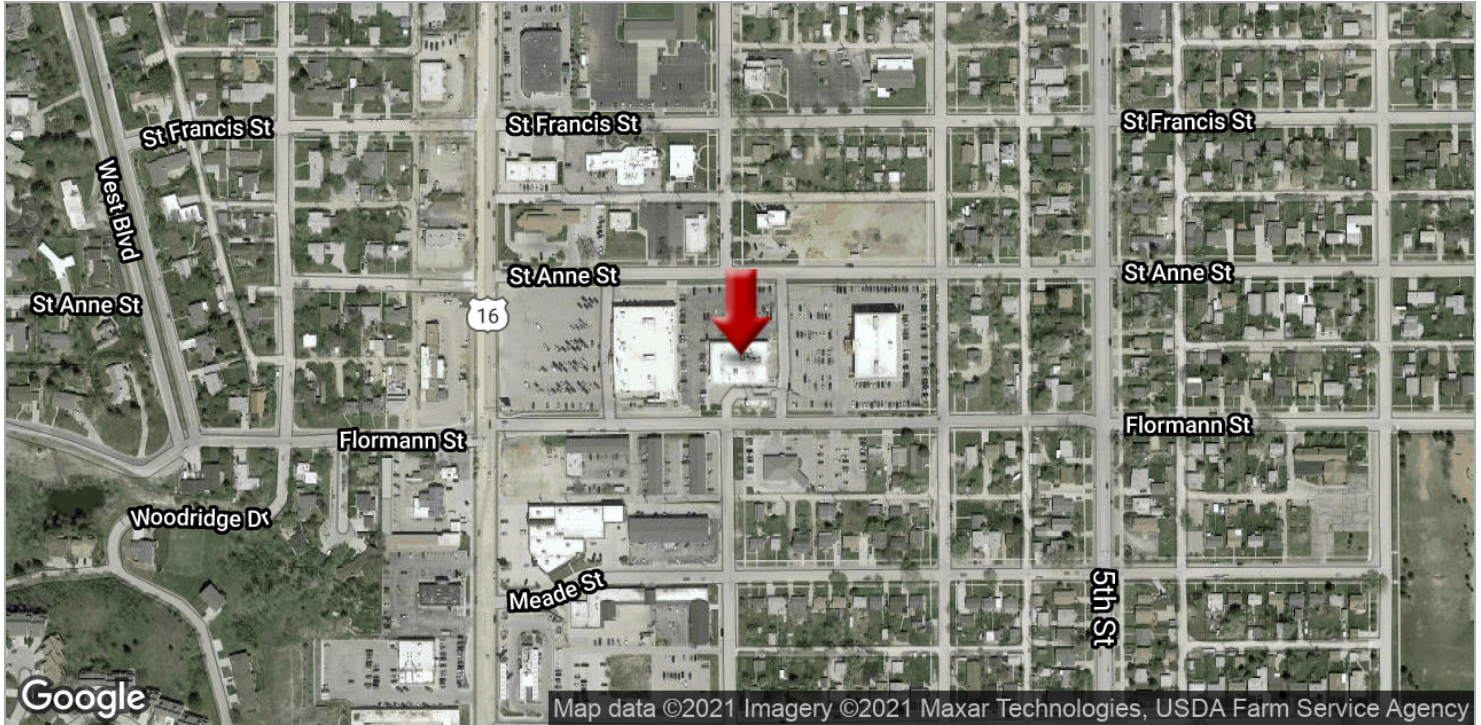
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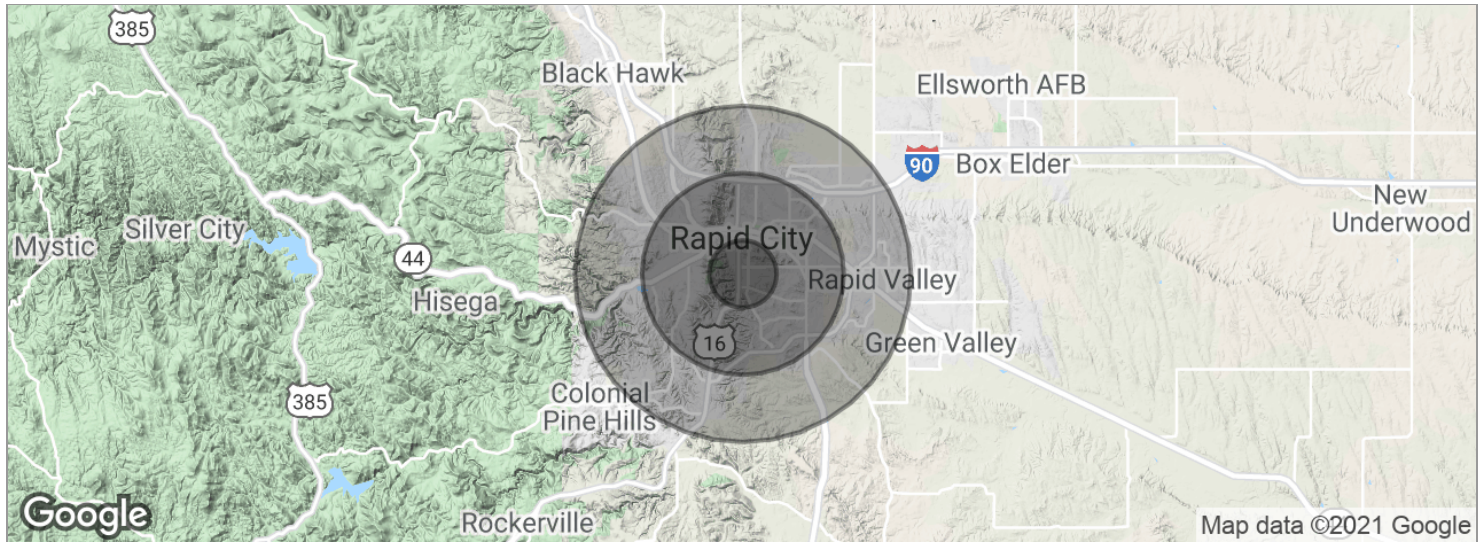
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,985	53,387	80,187
Median age	37.4	34.8	35.3
Median age (male)	33.4	32.9	33.8
Median age (Female)	42.7	36.9	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,899	22,582	33,700
# of persons per HH	2.3	2.4	2.4
Average HH income	\$56,215	\$50,326	\$54,572
Average house value	\$226,217	\$173,913	\$177,231

** Demographic data derived from 2010 US Census*

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Direct: 605.484.5802

PROFESSIONAL BACKGROUND

Haley Moline was born and raised in Rapid City, SD. She graduated with her bachelor's degree from the University of Minnesota - Twin Cities in 2015 and started her career in real estate as a property manager in 2017, working in both the residential and commercial sectors. As the owner of Moline Property Management, she has a unique perspective on the buying, selling and leasing of commercial properties in the Rapid City area. In 2020 she became a realtor with Keller Williams selling both residential and commercial real estate.

EDUCATION

Bachelors Degree, Property Management License, Broker Associate

MEMBERSHIPS

KW Commercial

Keller Williams Realty Black Hills

2401 W. Main
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605.343.7500

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WHY

Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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