

TURNAC TOWER

909 Saint Joseph St. Fourth Floor, Rapid City, SD 57702



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	2,087 SF
LEASE RATE:	\$14.00 SF/yr (NNN)
LOT SIZE:	5,111 SF
BUILDING SIZE:	60,422 SF
ZONING:	Central Business District
TRAFFIC COUNT:	14,088

PROPERTY OVERVIEW

Don't miss this opportunity to run your business out of the stunning 10-story Turnac Tower located in downtown Rapid City. This executive property offers many premier amenities including private and public elevators, large marbled lobby, outdoor plaza, high security features, and off-street parking. Want to enjoy a delicious lunch at work? Stop by The Beanery, now conveniently located in the lobby of the Turnac Tower. This Class A building is directly across from Wells Fargo and the Federal Building and is within walking distance of many restaurants and businesses downtown including the Rushmore Plaza Civic Center and Monument arena. With over 2,000 square feet of space available, it is the perfect size for businesses of any kind. Listed at only \$14/SF/YR + NNN, this high-profile space is available immediately! The fourth floor of this property is also listed for sale. Call today to schedule a showing or virtual tour! Listed by Haley Moline, Keller Williams Realty Black Hills, 605-484-5802.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Turnac Tower : Suite 4A	\$14.00 SF/yr	2,087 SF

KW COMMERCIAL
2401 W. Main
Rapid City, SD 57702

HALEY MOLINE
Agent
0: 605.484.5802
h.moline@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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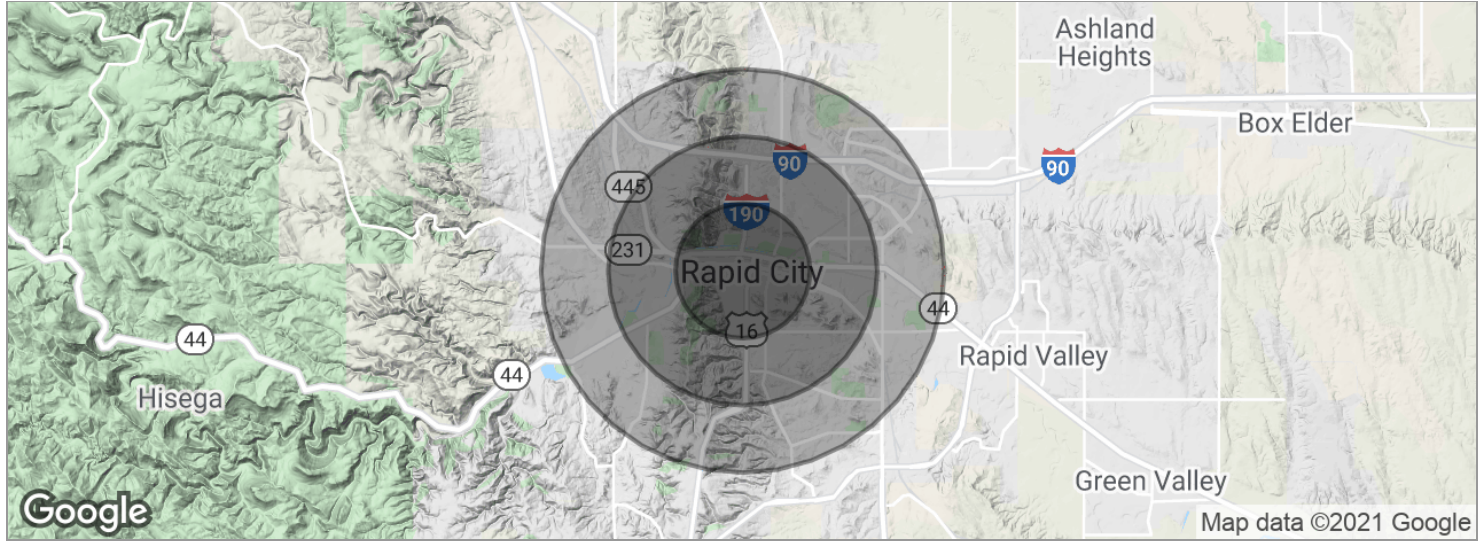
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,064	28,617	51,635
Median age	32.7	33.7	34.4
Median age (male)	32.5	31.4	32.4
Median age (Female)	33.1	36.4	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,499	12,312	21,895
# of persons per HH	2.3	2.3	2.4
Average HH income	\$44,706	\$45,884	\$48,350
Average house value	\$174,956	\$176,442	\$164,167

* Demographic data derived from 2010 US Census

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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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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

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605.343.7500

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