

**FOR LEASE**  
**OFFICE / CALL CENTER**  
**UP TO 75,751 SF**  
**\$7.28/SF NNN**

***RAPID CITY CALL CENTER***  
***900 CONCOURSE DRIVE***  
***RAPID CITY, SD***



**Bender Commercial Real Estate Services**  
**305 West 57<sup>th</sup> Street**  
**Sioux Falls, South Dakota 57108**  
**(605) 336-7600**  
**[www.benderco.com](http://www.benderco.com)**

**Nick Gustafson, CCIM**  
**(605) 782-1668 – Direct**  
**(605) 201-2809 – Cell**  
**[nick@benderco.com](mailto:nick@benderco.com)**

**Bender**  
**COMMERCIAL**



## SPACE SUMMARY

SPACE AVAILABLE	75,751 SF Divisible to 30,729 SF & 45,022 SF
FOR LEASE	\$7.28/SF NNN Contact Broker for Expenses
YEAR BUILT	2000
ZONING	I1 Light Industrial
PARKING	508 spaces Parking Ratio 1:149
GENERATOR	Caterpillar 480 KVA Turbo Diesel Generator 1,500 gallon tank with Liebert eXM UPS

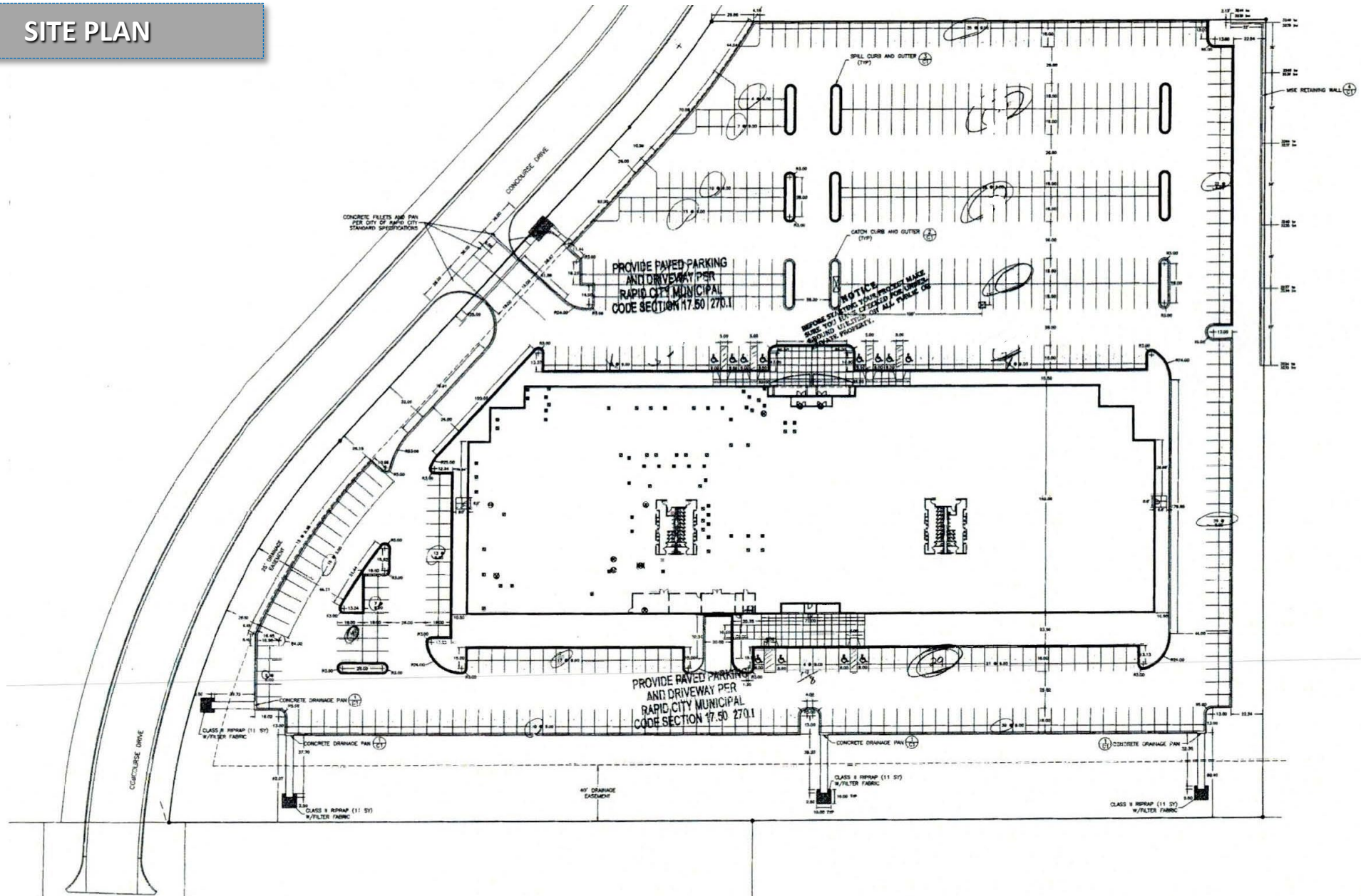
- Turnkey Call Center Space available for lease.
- Recent \$3.0M renovation in 2017 – included flooring, paint, fitness center, restrooms and full-service kitchen.
- Parking lot resurfaced in 2020.
- Entire space contains 581 Steelcase work stations.
- Fully equipped commercial kitchen complete with commercial grade refrigerators, freezer and ovens.
- Outdoor patio area with picnic tables for seating.
- Security system with key card access.
- Extremely well-maintained, turnkey property.
- Building contains flexibility for a variety of cubicle arrangements.
- Contact Broker for showing options.

Information herein deemed reliable, but not guaranteed. Buyer should verify independently.





**SITE PLAN**



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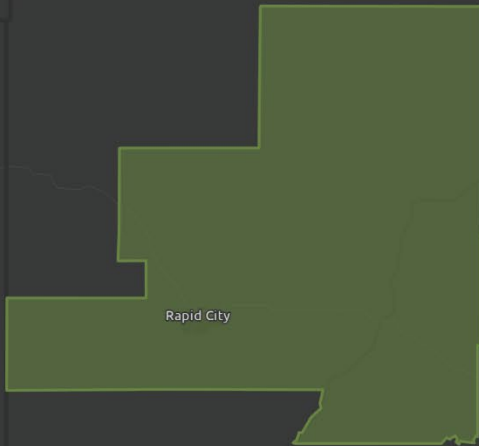
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## DEMOGRAPHIC PROFILE

Rapid City, SD Metropolitan Statistical Area

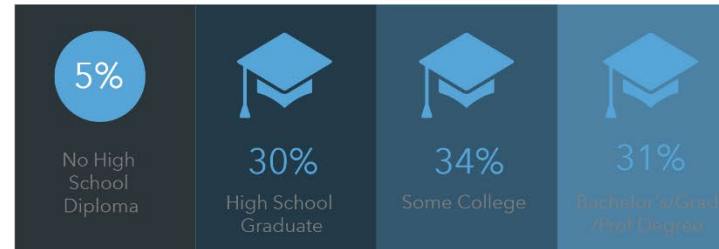
Geography: CBSA



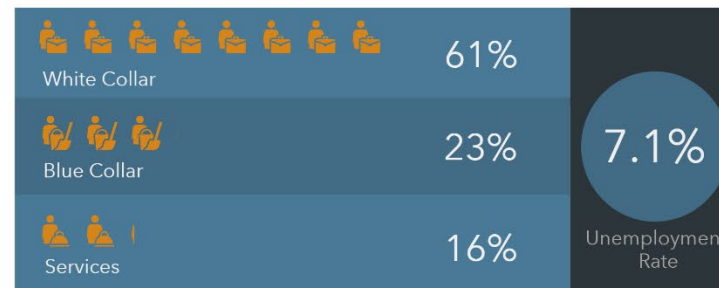
This infographic contains data provided by Esri.  
The vintage of the data is 2020, 2025.

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### EDUCATION



### EMPLOYMENT



### KEY FACTS

143,647

Population

38.1

Median Age

58,474

Households

\$49,447

Median Disposable Income

### INCOME



### HOUSEHOLD INCOME (\$)

