

DAVID LUST ACCELERATOR BUILDING WORKSPACE

108 E MAIN STREET
RAPID CITY, SD 57701

FOR LEASE \$16.00-\$24.00/SF/YR GROSS



OFFICE, LAB & HIGH-BAY WORKSPACE | 271-2,052 SF

EXCLUSIVELY LISTED BY:

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108 E MAIN STREET RAPID CITY, SD 57701

PROPERTY OVERVIEW

SITE & BUILDING INFORMATION

Building Size	40,000 SF
Land Area	4.8 acres
Year Built	2020
Zoning	Urban Commercial
Parking	~100 on-site spaces
ADA Access	Yes
Shared Amenities + Common Areas	Lobby, reception, corridors, meeting rooms, huddle/enclave rooms, restrooms, copy/break room, central mailbox area

PROPERTY OVERVIEW

The David Lust Accelerator Building offers flexible office, lab, and high-bay workspace for professional, technical, research, and growing business users near downtown Rapid City. The two-story, 40,000 SF building sits at East Main Street and East Boulevard, providing access to downtown, nearby commercial corridors, and on-site parking.

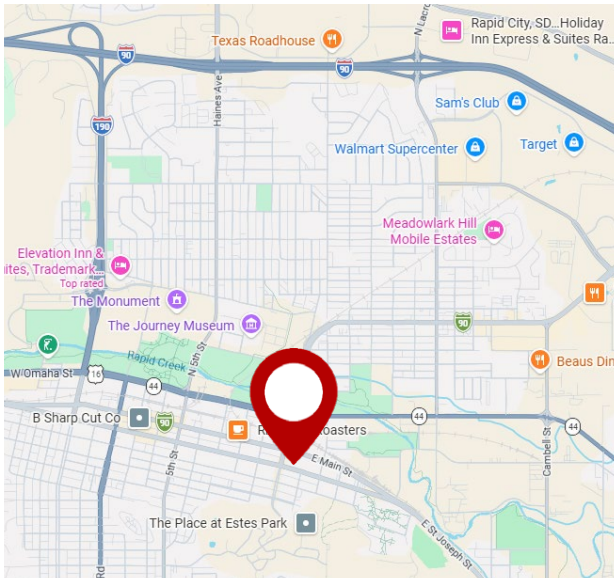
Available spaces range from finished second-floor offices to first-floor lab and high-bay configurations with overhead door access. The building supports a mix of private offices, open work areas, shell lab space, meeting rooms, and shared common amenities.

Tenants have access to shared lobby areas, meeting rooms, huddle and enclave rooms, restrooms, copy/break areas, and central mailbox service. Gross lease structure with utilities included simplifies occupancy costs for users comparing multiple space options.

Located at East Main St and East Blvd, the building connects to Rapid City's downtown business core.

LEASE HIGHLIGHTS

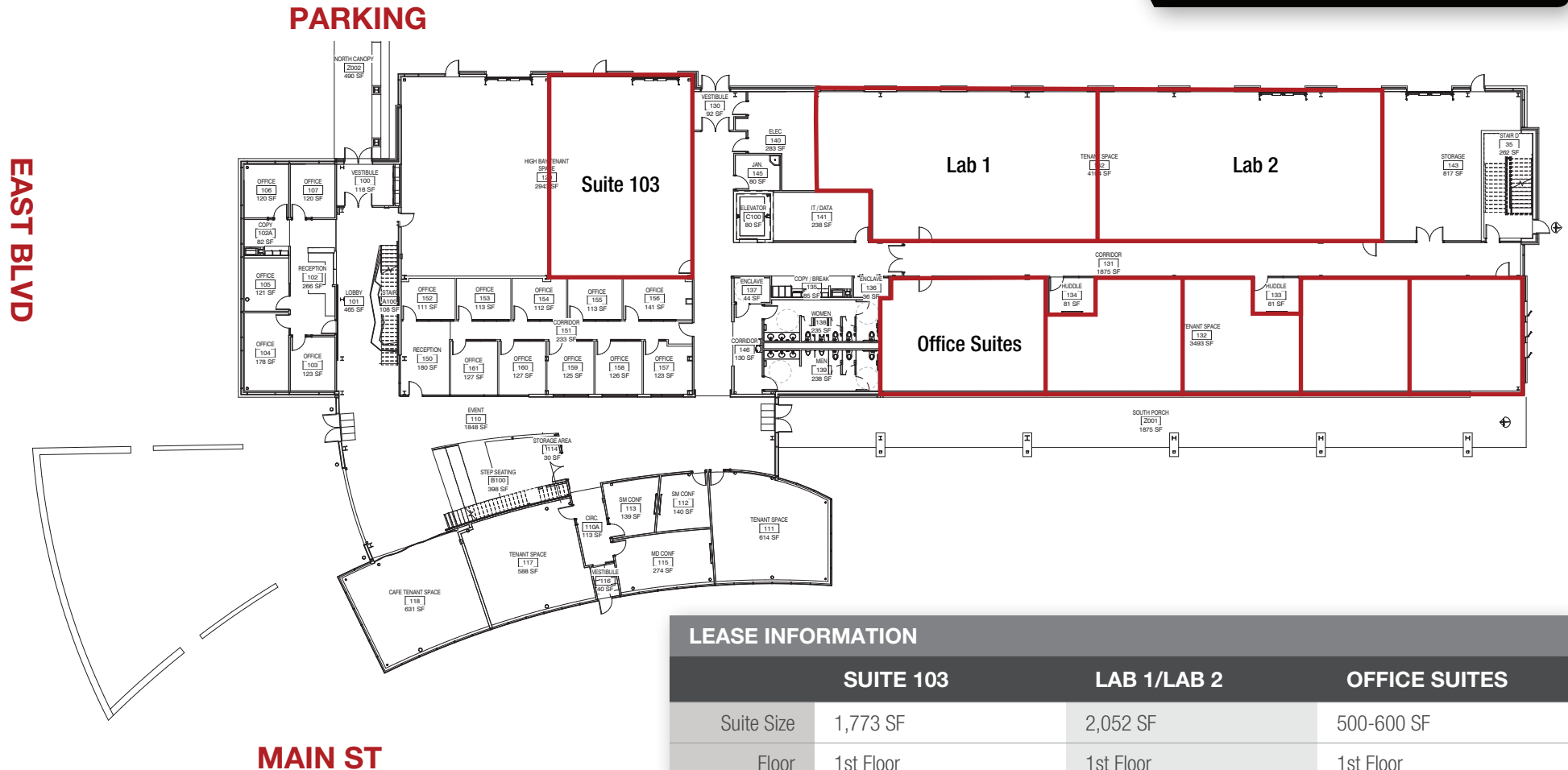
- ▶ 271–2,052 SF individual suite sizes
- ▶ \$16.00–\$24.00/SF/YR gross lease structure
- ▶ Utilities included in gross lease rate
- ▶ First-floor lab, office, and high-bay options
- ▶ Finished second-floor offices available
- ▶ Overhead door access available in select spaces
- ▶ Shared meeting rooms, huddle rooms, and break areas
- ▶ Approximately 100 on-site parking spaces



Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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1ST LEVEL FLOOR PLAN



LEASE INFORMATION

	SUITE 103	LAB 1/LAB 2	OFFICE SUITES
Suite Size	1,773 SF	2,052 SF	500-600 SF
Floor	1st Floor	1st Floor	1st Floor
Base Rent	\$16.00/SF/YR Gross	\$16.00/SF/YR Gross	\$21.00/SF/YR Gross
Monthly Rent	\$2,364/mo utilities included	\$2,736/mo utilities included	\$1,020/suite/ mo utilities included
Notes	Available as-is	Buildout pending \$10.00/SF TI Allowance	5-6 suites planned

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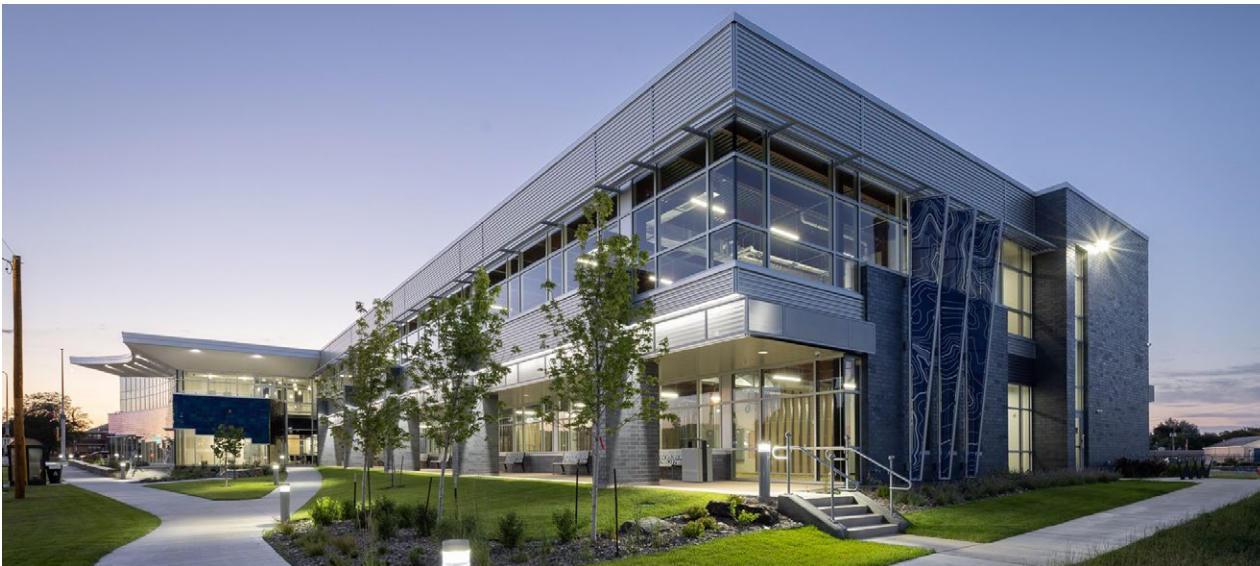
2ND LEVEL FLOOR PLAN



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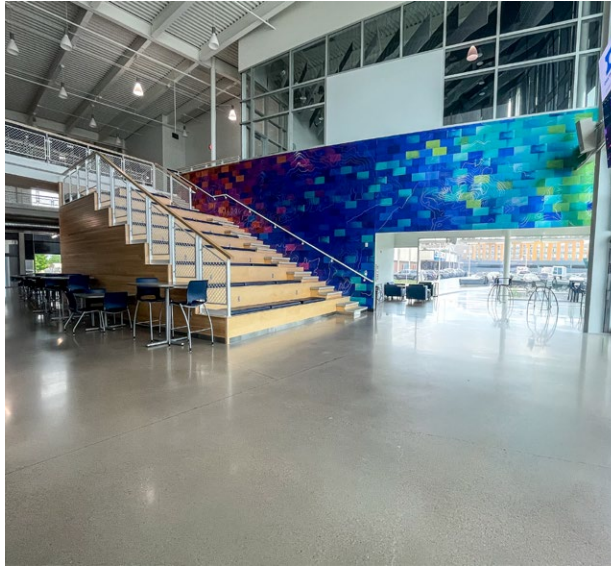
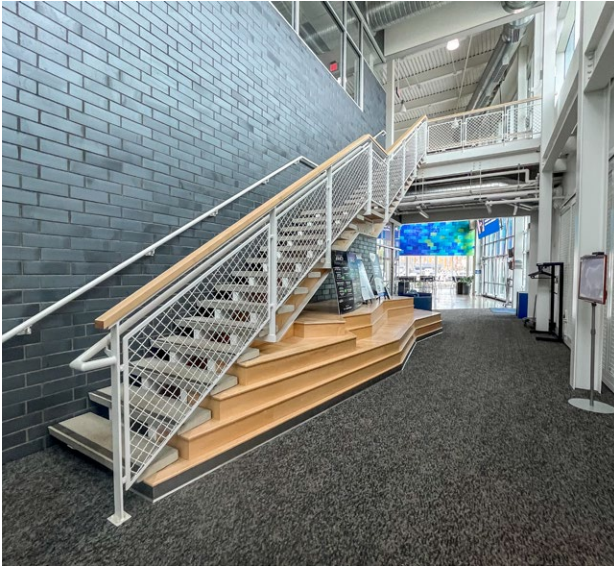
BUILDING PHOTOS



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COMMON AREA PHOTOS



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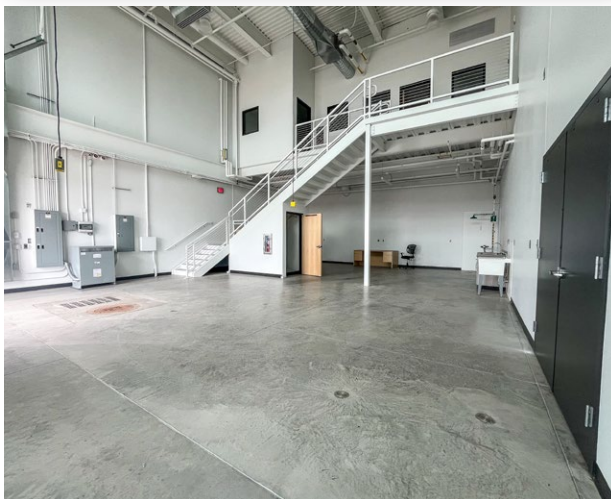
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SUITE 103

SUITE INFORMATION

SUITE 103 | HIGH BAY

Suite Size	1,773 SF
Floor	1st Floor
Lease Rate	\$16.00/SF/YR Gross
Monthly Rent	\$2,364/mo utilities included
Ceiling Heights	29' clear in open area; 14' below mezzanine
Overhead Door	10' x 10'
Access	Overhead door; separate exterior entry door; shared building hallway
Power	208V/120V, three-phase
Mezzanine Level	3 private rooms



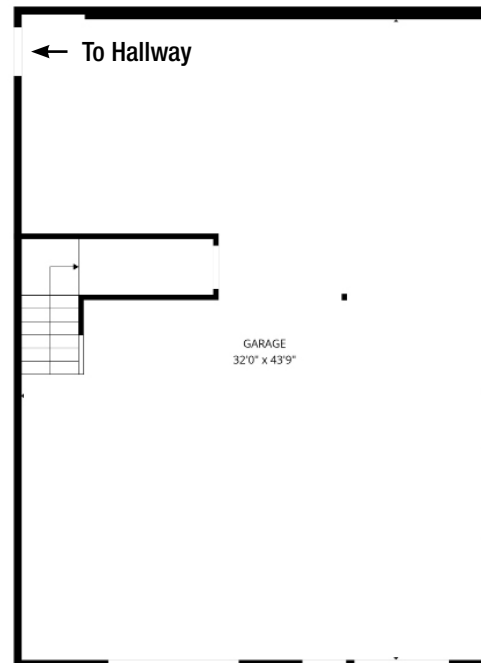
SPACE OVERVIEW

- ▶ First-floor high-bay workspace with an open 32' x 43'9" main floor area, mezzanine-level rooms, and direct exterior access.
- ▶ 29' clear ceiling height in the open area supports vertical clearance for equipment, displays, production, or specialty workspace.
- ▶ 10' x 10' overhead door, separate exterior entry,

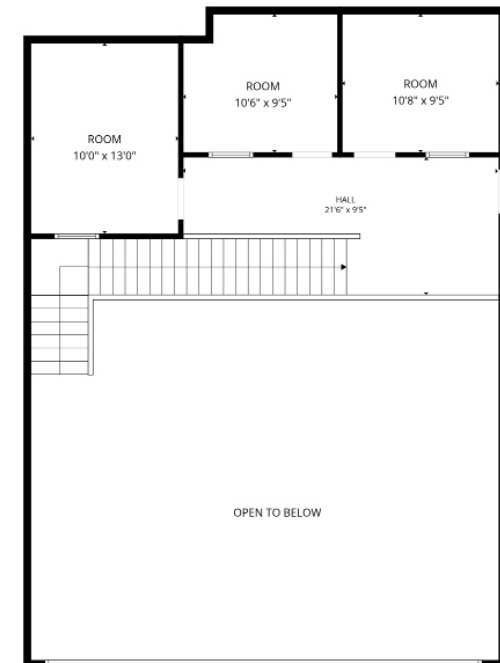
and interior hallway access provide multiple access points for daily operations.

- ▶ Floor drain and 208V/120V three-phase power support a more operational use.
- ▶ Mezzanine level includes three private rooms.
- ▶ Practical fit for users needing open workspace, overhead access, and built-in private rooms.

1st Floor



Mezzanine



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LAB 1 + 2 DETAILS

SUITE INFORMATION

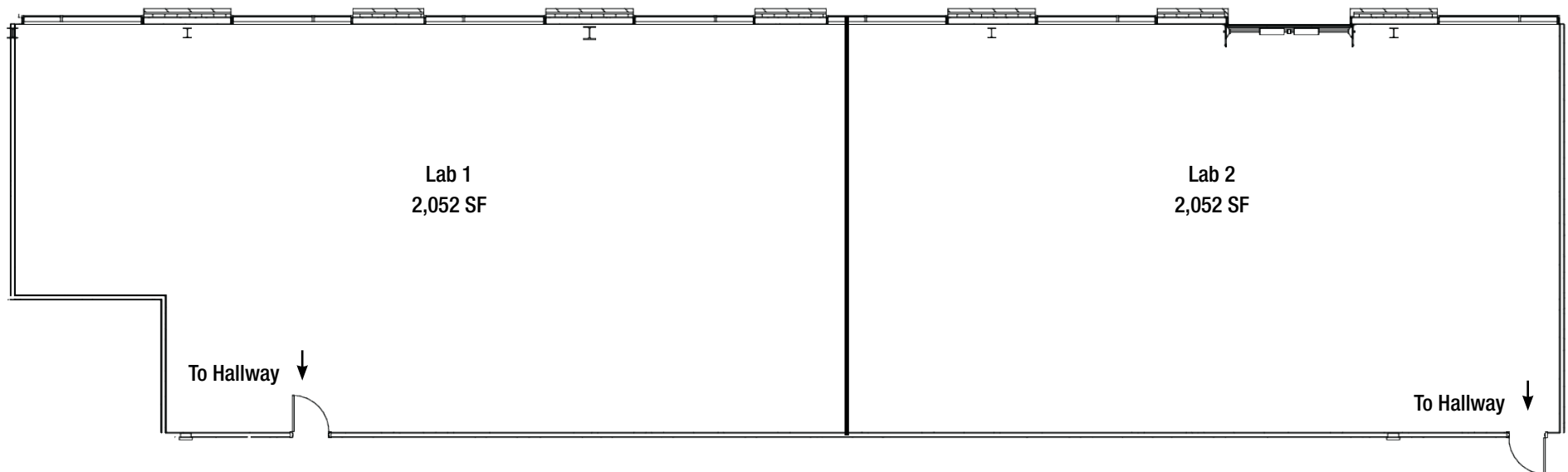
LAB 1 OR LAB 2

Suite Size	2,052 SF
Floor	1st Floor
Lease Rate	\$16.00/SF/YR Gross
Monthly Rent	\$2,736/mo utilities included
TI Allowance	\$10.00/SF
Delivery	Vanilla shell condition
Overhead Doors	10' x 10'

SPACE OVERVIEW

- ▶ Two planned first-floor lab suites, approximately 2,052 SF each, available individually or together.
- ▶ The suites are planned for vanilla shell delivery with overhead door access, floor drain, and large exterior windows.
- ▶ Overhead doors provide direct equipment and material access not typically available in standard office or lab environments.
- ▶ \$10.00/SF tenant improvement allowance available for each suite to support tenant-specific fit-out.
- ▶ Open layout allows tenants to plan around lab benches, equipment zones, production areas, storage, or workflow needs.
- ▶ Practical fit for technical, research, lab, or specialty production users requiring first-floor access and flexible infrastructure.

PARKING



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1ST FLOOR OFFICE SUITES DETAILS

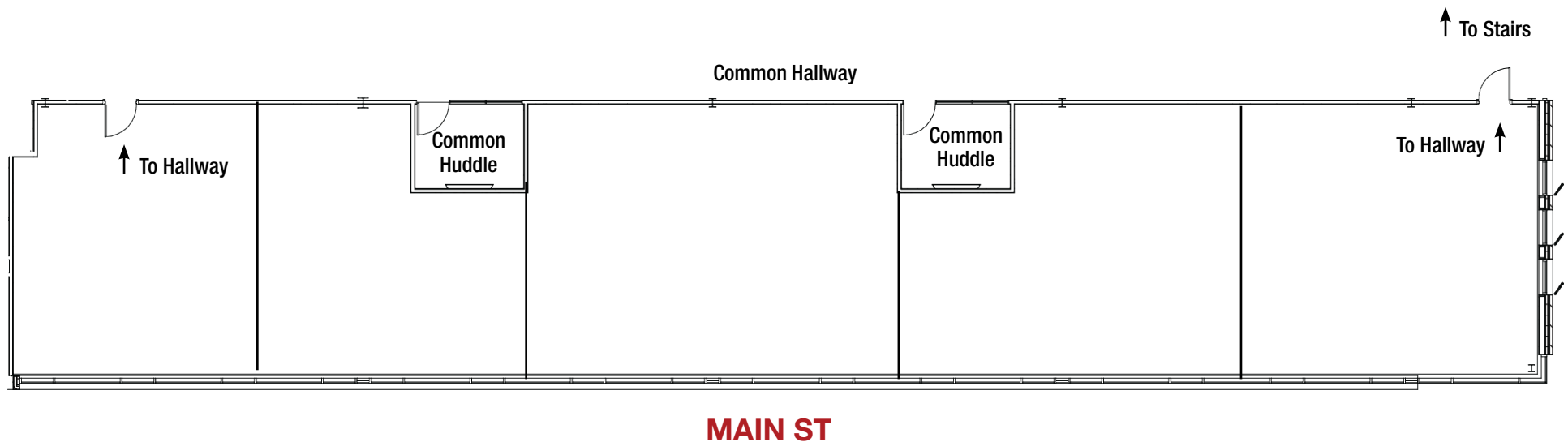
SUITE INFORMATION

OFFICE SUITES

Suite Size	500-600 SF
Floor	1st Floor
Base Rent	\$21.00/SF/YR Gross
Monthly Rent	\$1,020/suite/mo (est.) utilities included
Planned Configuration	5-6 individual office suites with hallway access doors

SPACE OVERVIEW

- ▶ First-floor office block planned for subdivision into five to six individual office suites with dedicated hallway entry doors.
- ▶ Long, windowed layout allows each planned suite to benefit from natural light along the north wall.
- ▶ Planned turnkey delivery.
- ▶ Target pricing of \$1,020 per suite per month.
- ▶ Individual suite sizes and suite numbers will be confirmed after buildout is complete.
- ▶ Practical fit for smaller office users seeking a private workspace in a shared professional building.



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism industry.

BUSINESS FRIENDLY TAXES

- NO** corporate income tax
- NO** franchise or capital stock tax
- NO** personal property or inventory tax
- NO** personal income tax
- NO** estate and inheritance tax



REGIONAL STATISTICS

Rapid City Metro Population	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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