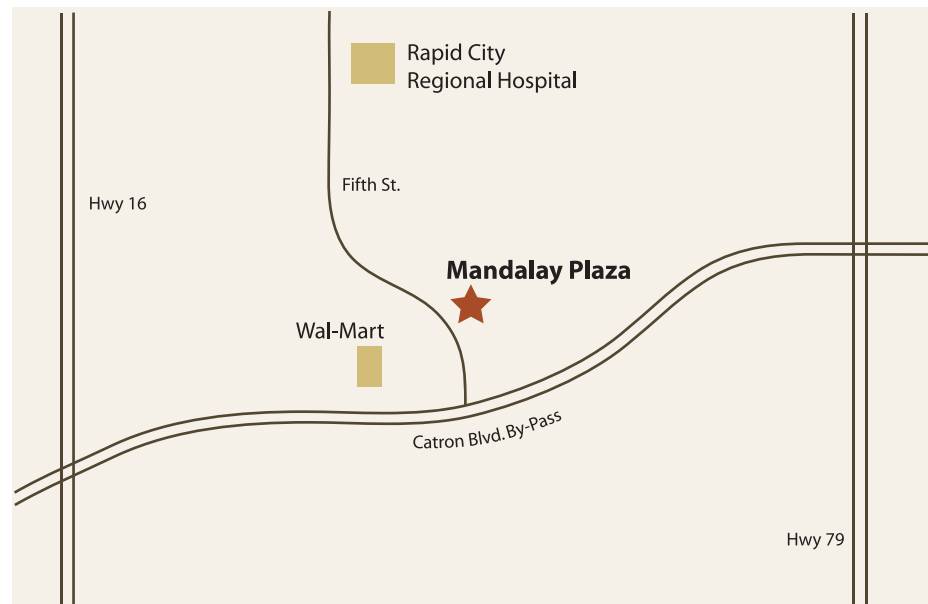


office space available



Mandalay Plaza is a Class A office building constructed in 2005. Abundant parking and great access to the new Walmart area, Rapid City Regional Hospital and the medical corridor along south Fifth Street.

One block north of Catron Boulevard on Fifth Street.

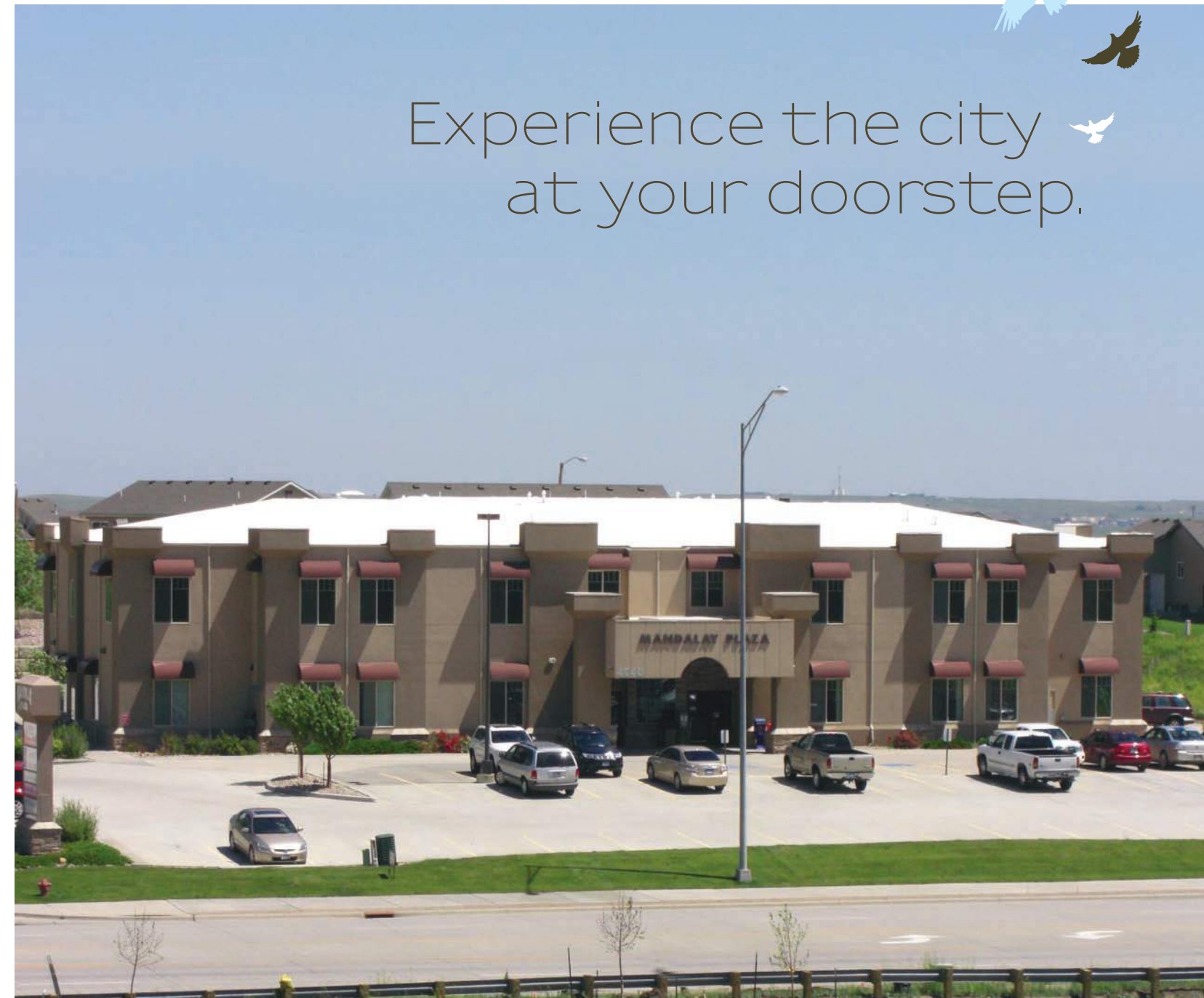


www.nwemanagement.com

314 Founders Park Drive, Rapid City, SD 57709

605.394.3310 ph 605.341.2558 fax

Experience the city
at your doorstep.



MANDALAY PLAZA

location. luxury. lifestyle.

You can have it all...

Located in the medical corridor, near the new Wal-mart development and close to Hwy 79 and Hwy 16, at the southern edge of Rapid City, Mandalay Plaza is the perfect place for your new professional office.

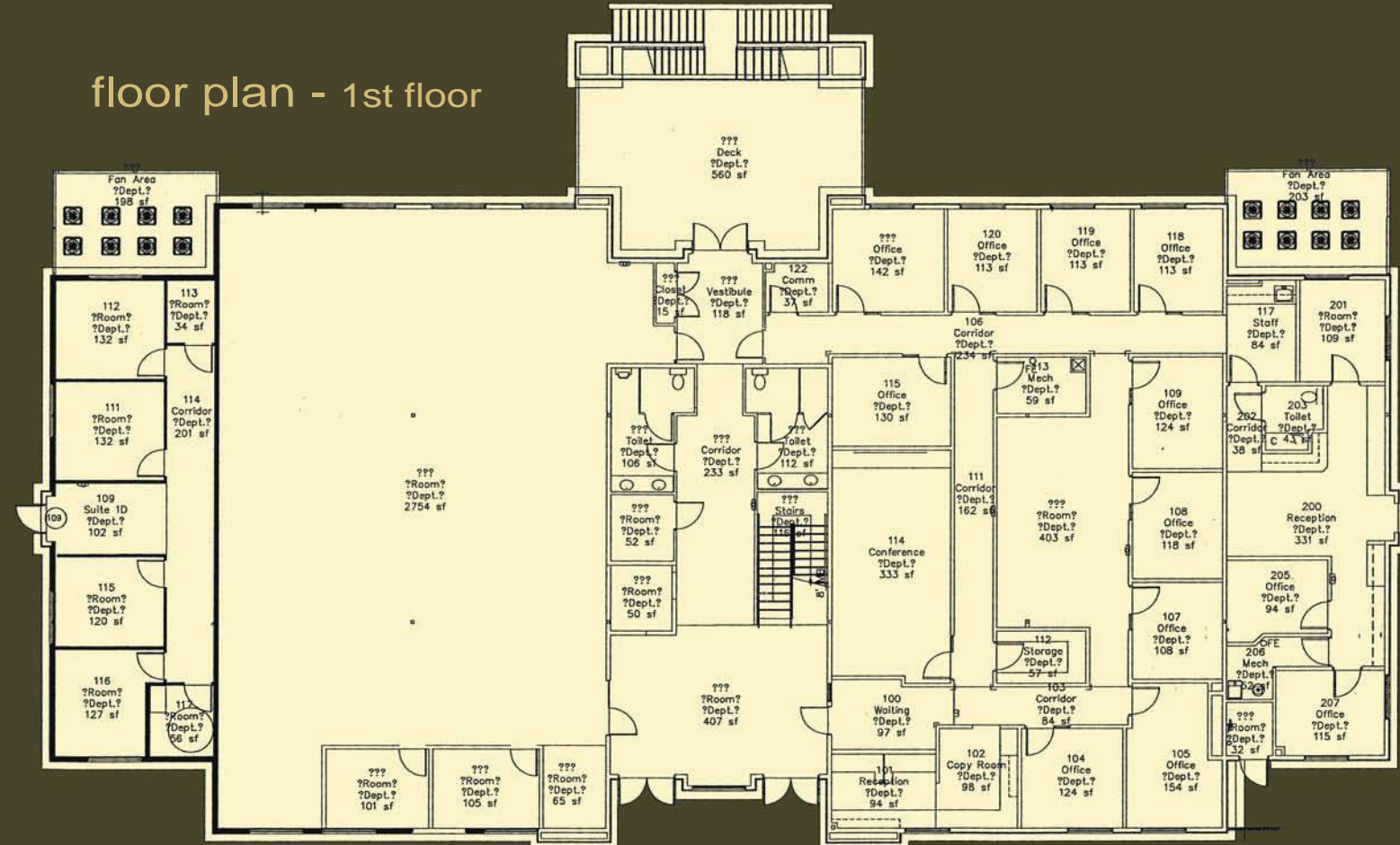


your professional office is waiting for you.

Mandalay Plaza has a unique exterior, ample parking areas and beautiful landscaping throughout the property.



floor plan - 1st floor



amenities

Enjoy the wide array of deluxe features at Mandalay Plaza. From the large professional suites and luxury common areas to the drive-under porte-cochere and patio at the rear of the building, you will find the perfect place for your business to thrive.

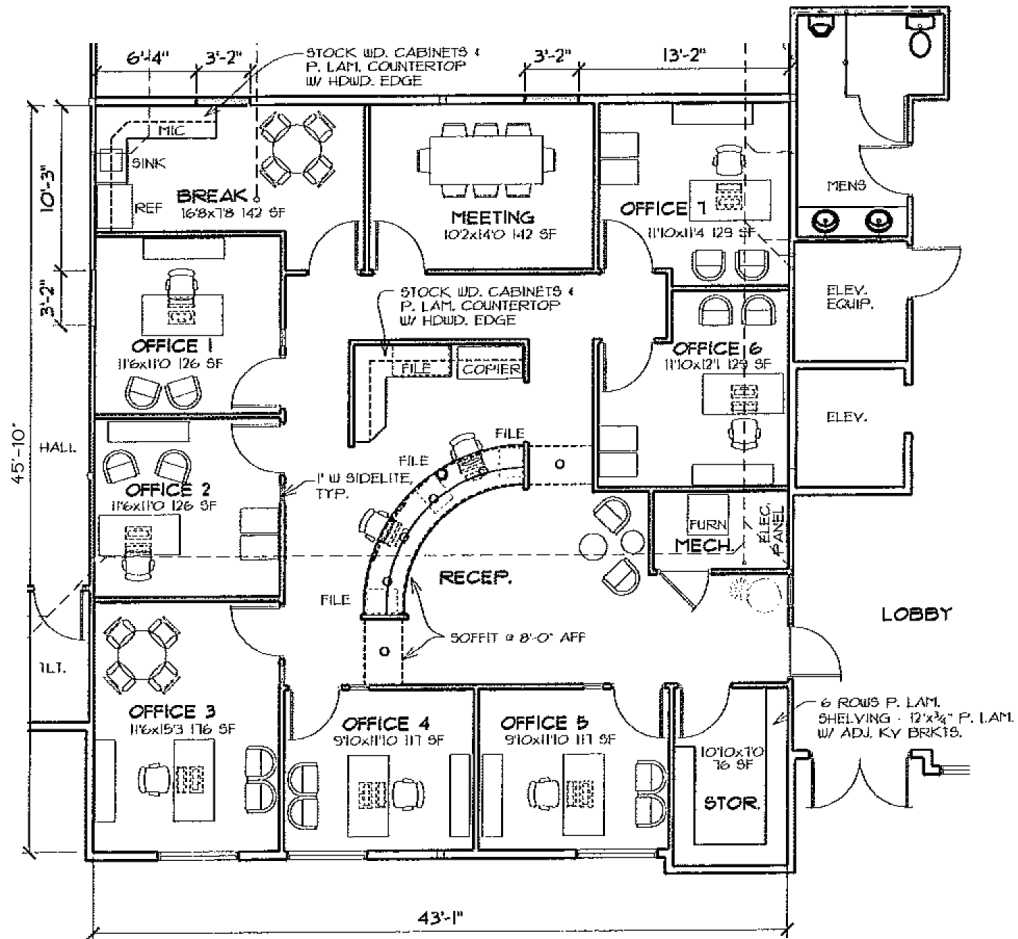
office interiors

Six panel doors
Well lighted with large windows
Carpet or ceramic tile throughout

common areas

Ceramic tile floors
Mail delivery inside the building
ADA restrooms in the lobby area
Common area cleaning provided
Drive-under porte-cochere in back
Patio in back for tenant use
Ample parking





- 2238 Rentable Square Feet
- Five year lease with renewal options
- Base Rent is \$15.00/SF/Year
- Current Operating Expense Rent (NNN) is \$4.75/SF/Year
- Seven Offices, Reception Area, Break Room, Conference Room, Storage Room

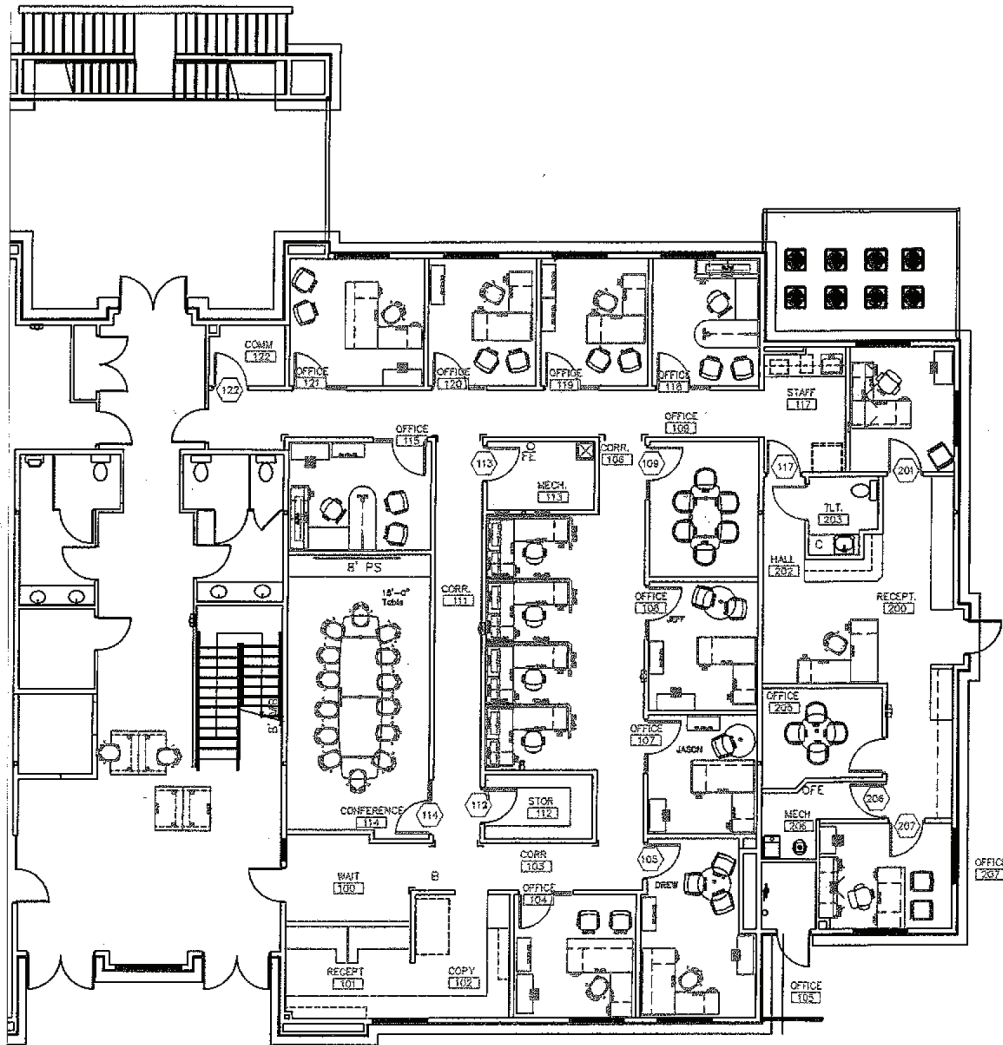


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- 4620 Rentable Square Feet
- Five year lease with renewal options
- Base Rent is \$15.00/SF/Year
- Current Operating Expense Rent (NNN) is \$4.75/SF/Year
- Space is divisible into two spaces of 3540 RSF and 1080 RSF
- 12 Offices, Reception Area, 2 Conference Rooms, Break Room, Storage

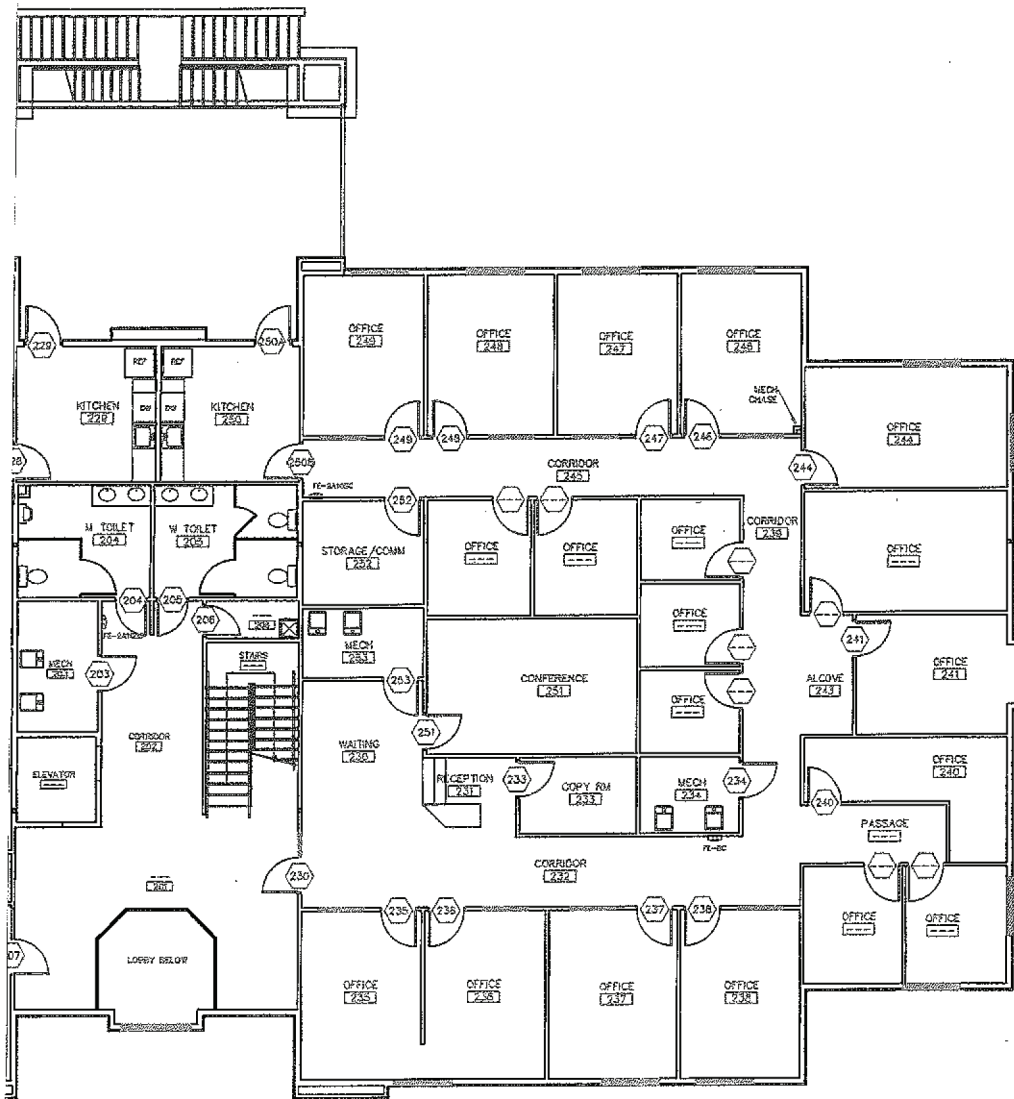


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- 4861 Rentable Square Feet
- Five year lease with renewal options
- Base Rent is \$15.00/SF/Year
- Current Operating Expense Rent (NNN) is \$4.75/SF/Year
- 19 Offices, Conference Room, Kitchenette, Reception Area,



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