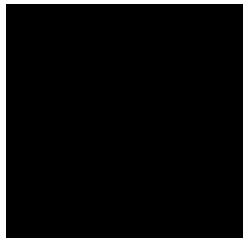




Office Space For Lease
JB 2 Building
3500 S. 1st Avenue Circle
Sioux Falls, SD 57105



Lease Rate: \$12.00/sq. ft.
Lease Type: Gross

Property Information

Available Rentable Sq. Ft.: 1,450
 Building Sq. Ft.: 20,044
 Lot Size Sq. Ft.: 54,466
 Year Built: 1998
 Zoning: Office
 Availability: Immediate

Property Summary

- ◇ 1,450 square feet of office space available on the second level of this multi-tenant office building fronting I-229
- ◇ Space has five offices, nice reception area with large station, spacious storage area or optional additional private office.
- ◇ Approximately 400 sq. ft. optional conference room is available.
- ◇ CAT 5 wiring throughout.
- ◇ Great lease rate for great office space.
- ◇ Centrally located with easy access to 41st Street, I-229 and Phillips Avenue.
- ◇ Ample off-street parking.
- ◇ Located two blocks south of E. 41st Street and just north of I-229.

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.

Kathleen Hovland
Broker Associate
NAI Sioux Falls

101 N. Main Avenue, Suite 213

NAI Sioux Falls

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Email: khovland@naisiouxfalls.com

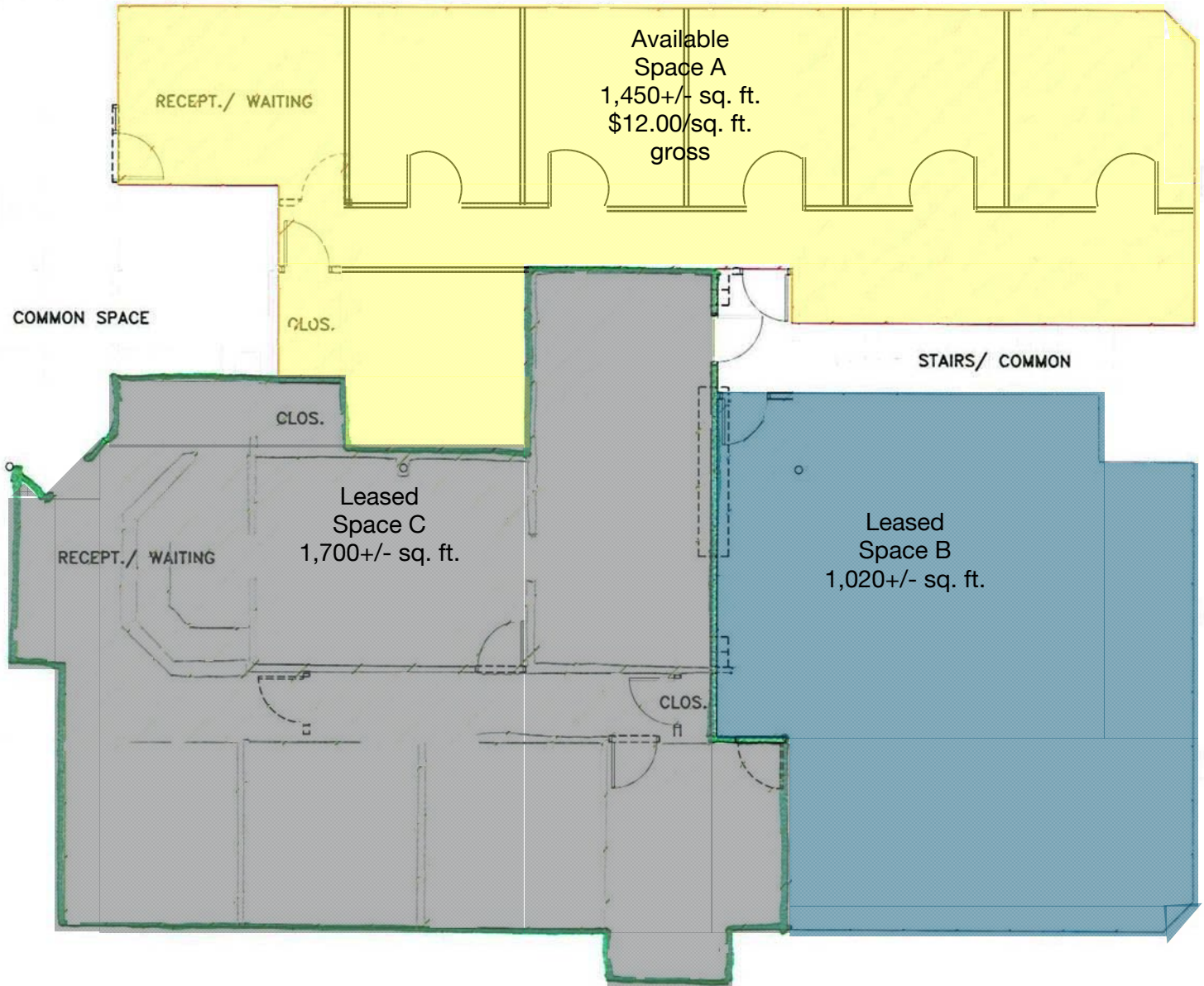
Web: www.siouxfallsccommercial.com



NAI Sioux Falls

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Floor Plan



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

9-19-08

Aerial View

