



River Boulevard Office Building
515 S. Cliff Avenue
Sioux Falls, SD 57104



Lease Rate: \$13.00/Sq. Ft.
Lease Type: Gross plus Utilities

Property Information

Available Space/Sq. Ft: 2,000
 Building Size/Sq. Ft.: 5,800
 Lot Size/Sq. Ft.: 21,229
 Year Built: 1994
 Occupancy: Immediate
 Zoning: PD

Property Summary

- ◇ Main level space available in this unique architecturally constructed multi-tenant office building.
- ◇ Suite 104 offers three private offices, two private executive offices, reception area, storage room and two rest-rooms on the main level. Well suited for chiropractic office or other medical practice use.
- ◇ 1,752 sq. ft. of lower level office space is also available for a lease rate of \$1,000/ month gross plus utilities.
- ◇ Paved, on-site parking with 18 spaces including handi-capped spaces.
- ◇ Monument signage.
- ◇ Borders the Sioux River and the bike path.
- ◇ Short distance to downtown.
- ◇ Located on the northwest corner of W.14th Street and S. Cliff Avenue.
- ◇ Combined 2009 traffic count for 14th & Cliff is 29,400 vehicles/day.

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.



Commercial Real Estate Services, Worldwide.

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Main Level Floor Plan



Available
Suite 104
2,000 sq. ft.
\$13.00/sq. ft.
gross plus utilities



Aerial

