

# For Lease

Grange Avenue Plaza Flex Space  
1004 W. 12th Street  
Sioux Falls, SD 57104



Lease Rate: \$5.50/sq. ft.  
Lease Type: Gross

## Property Information

Available Sq. Ft.:	4,000
Building Sq. Ft.:	28,514
Lot Size Sq. Ft.:	47,193
Year Built:	1965
Zoning:	C-4
Occupancy:	Immediate

## Property Summary

- ◇ 4,000 sq. ft. street-level flex space located on the back side of Grange Avenue Plaza.
- ◇ Approximately 500 sq. ft. of office space with restroom.
- ◇ One 8' X 16' overhead door.
- ◇ One exterior walk-in door.
- ◇ Easy access to Grange Avenue and W. 11th Street.
- ◇ Centrally located.

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.

### Contact

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# Space Photos



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# Aerial View



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