

ONE MONTH FREE RENT  
PER YEAR OF TERM



**2209 E. 39th Street, Ste 100 & 200**  
Sioux Falls, SD 57104

### Property Features

- Affordable, functional office space in a popular trade area
- Suite size: 4,354 sq. ft. on two levels
- 2,177 sq. ft. per floor
- Paved, on-site parking
- Building signage
- Easy access from E. Benson Road and 39th Street N.
- Close proximity to I-229
- Space is available immediately
- **Motivated landlord**

### Pricing

- Lease rate: \$8.00/ sq. ft. gross + utilities
- **One month free rent per year of term if lease signed by November 30, 2022**

### Location

- Located just east of North Cliff Avenue on 39th Street
- Area neighbors include: Dakotaland AutoGlass Dakota Fluid Power, Dakota Supply Group, Nordica Warehouse, Tractor Supply, Ben's Bargain Barn Tire Center, Dakota Wall Systems, Casco Storage Units, Empire Motorsports



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# FLOOR PLAN

For Lease  
Office Space

Suite 100

Suite 200





# PHOTOS

For Lease  
Office Space





# AERIAL

For Lease  
Office Space



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