# NAISioux Falls

### For Lease

**Office Space** Lease Rate: \$8.00/ sq. ft. plus utilities



#### 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

Suite 100

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2.00 KIND

Suite 200

Office File Room Breakroom IT Womens Mens Breakroom A≓ Office Office Office Office

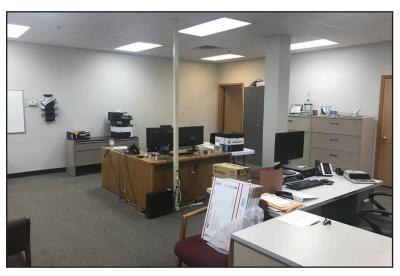
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## PHOTOS

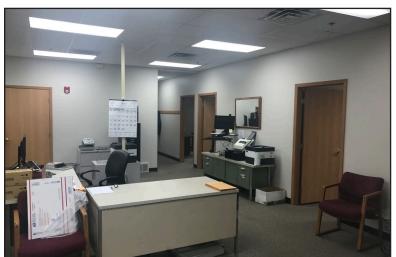
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## **NAISioux Falls**

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