

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



# 39th Street N Office Suite 100 & 200

2209 E. 39th Street N, Sioux Falls, SD 57104

#### **Property Features**

- Affordable, functional office space in a 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

## Pricing

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### 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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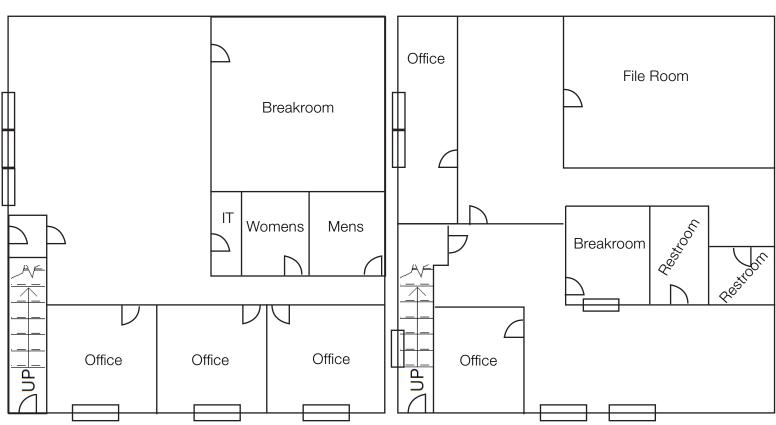
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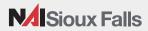
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For Lease Office Space





Suite 100



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