

1,866 - 15,696 SF Office Space



## 2600 W. 49th Street

Sioux Falls, SD 57105

### Property Features

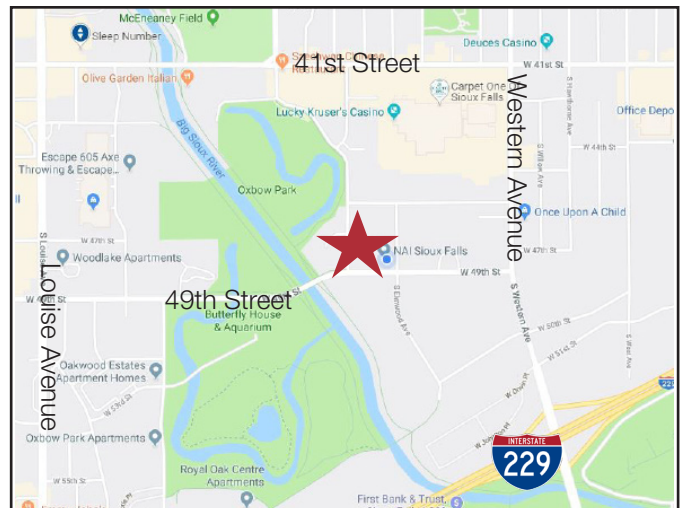
- Suite 130: 3,466 sq. ft.
- Suite 140: 1,866 sq. ft.
- Suite 150: 2,705 sq. ft.
- Total: 8,037 sq. ft.
- Suite 250: 7,659 sq. ft. (newly remodeled, subdividable)
- Year built: 1991
- Zoning: C-3
- Monument signage
- Secured entry
- Sublease term expires 3/31/28
- Garage parking: \$100/month/stall - three stalls available
- Furniture in place if needed
- Available immediately

### Pricing

- Lease rate is \$16.50/sq. ft. NNN
- Triple net expenses are \$7.00/sq. ft. includes utilities

### Location

- Located on the corner of W. 49th Street & S. Kiwanis Avenue - high traffic location with 12,900 vehicles per day
- Area neighbors include: Sanford Clinic, Hauge Associates, Cubby's, NAI Sioux Falls

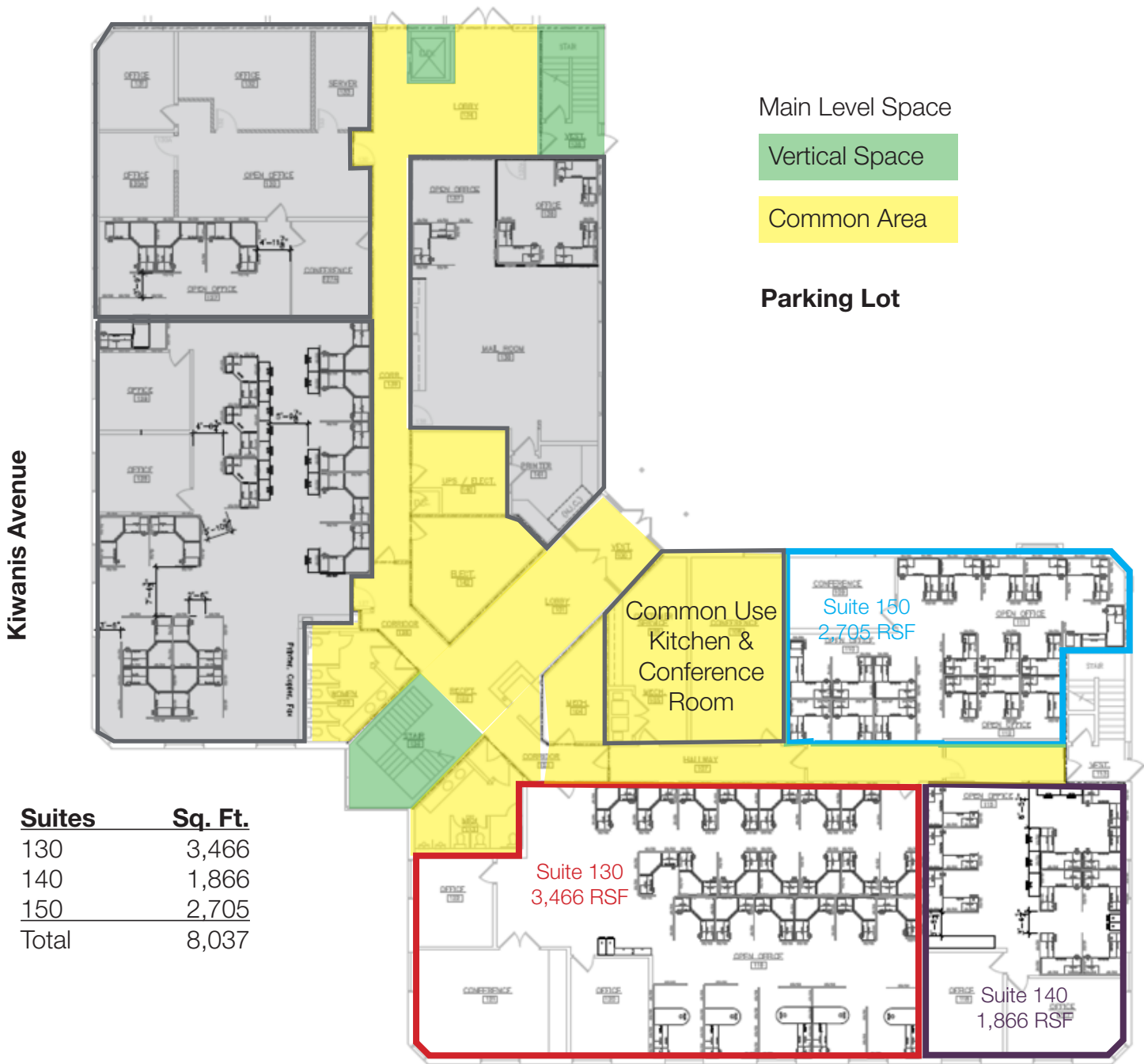


**Gregg Brown, MBA, SIOR**  
Senior Vice President, Managing Director  
605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)

**Dennis Breske, MBA, CCIM, SIOR**  
Senior Vice President  
605 310 6666 • [dbreske@naisiouxfalls.com](mailto:dbreske@naisiouxfalls.com)

# FOR SUBLEASE

Garage Space



Suites	Sq. Ft.
130	3,466
140	1,866
150	2,705
<b>Total</b>	<b>8,037</b>

Suites 130+140+150  
Suites 130+140

8,037 sq. ft.  
5,332 sq. ft.

**49th Street**

# FOR SUBLEASE

Garage Space

7,603 sq. ft.

Upper Level Space  
15,262 sq. ft.

Parking Lot

Solarity

Vertical Space

Available Space

7,659 sq. ft.

49th Street

Kiwanis Avenue

FOR SUBLEASE

Main Level Space

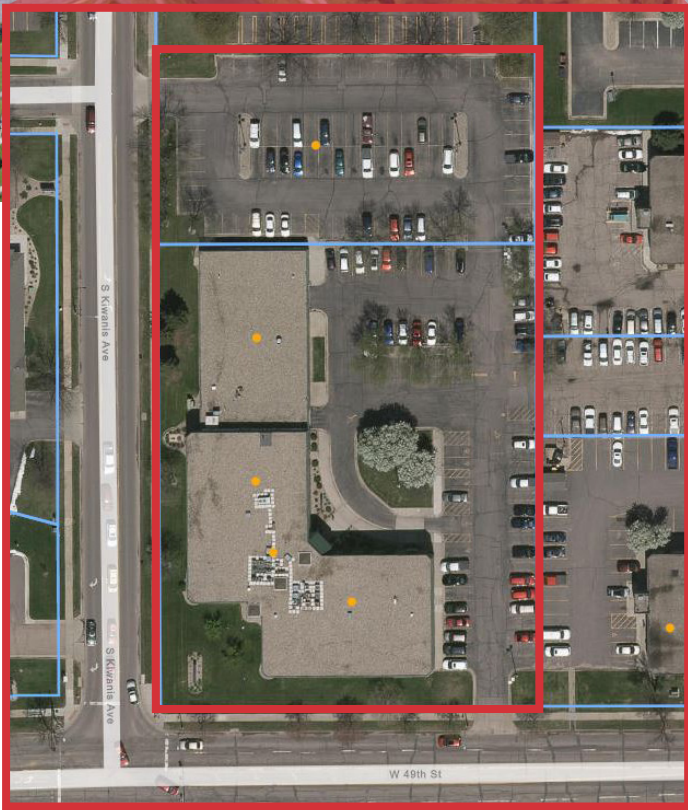


FOR SUBLEASE

Upper Level Space



FOR SUBLEASE



**NAI** Sioux Falls

2500 W. 49th Street Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
naisiouxfalls.com