

For Lease
Office Space
Lease Rate: \$12.50/ sq. ft.



41st Street GWB Building

4901 W. 41st Street #2, Sioux Falls, SD 57106

Property Features

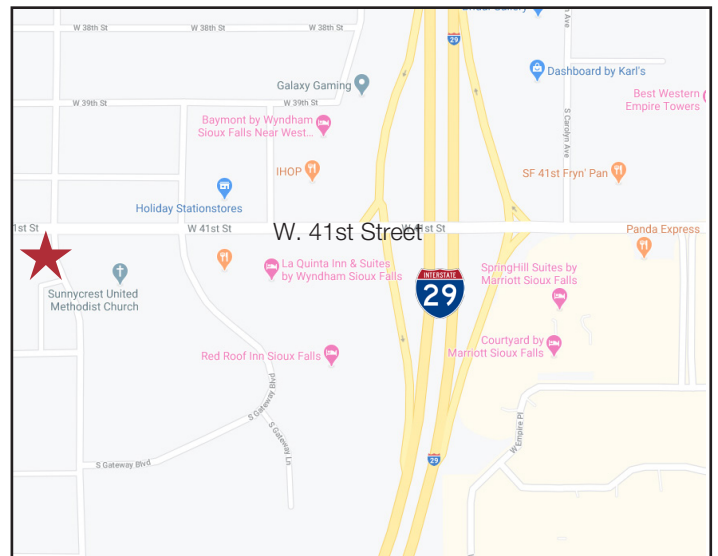
- Suite size: 2,072 USF/ 2,476 RSF
- 10 paved, on-site parking spaces
- Monument and building signage
- Available for immediate occupancy
- Excellent location off of 41st Street & South Terry
- Terry Avenue is a signaled intersection
- Move-in ready space for medical user or office tenant

Pricing

- Lease rate: \$12.50/ sq. ft. NNN
- Estimated NNN expenses: \$4.12/ sq. ft.

Location

- Located on W. 41st Street, just west of I-29 at Terry Avenue - 28,900 vpd
- Building co-tenant: Great Western Bank
- Area neighbors include: Mt. Marty University, Nielson Insurance, Sunnycrest United Methodist Church, Days Inn



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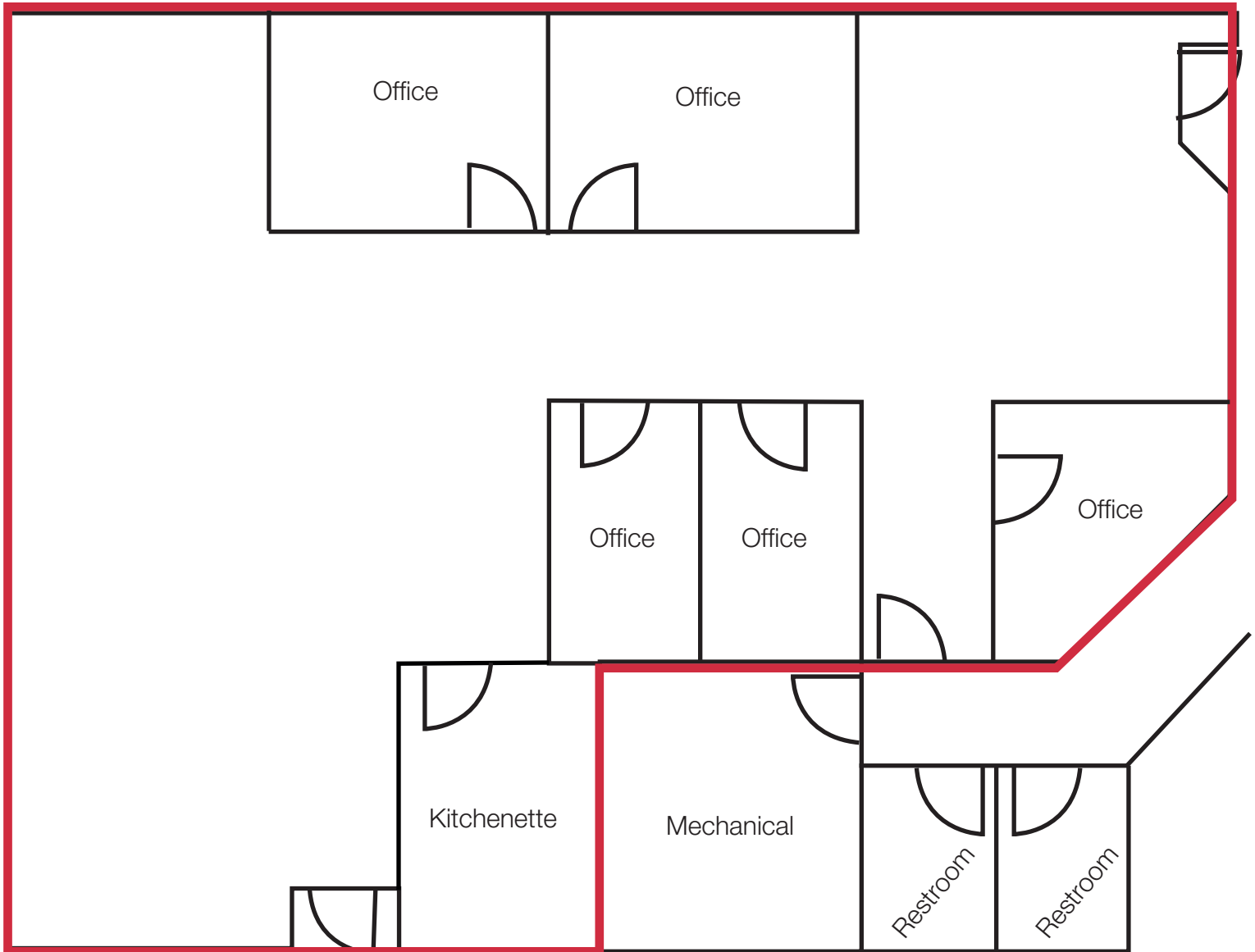


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