

For Lease

Malloy Office Building
Lease Rate: \$12.00/ sq. ft. gross



Malloy Office Building

817 W. Russell Street, Sioux Falls, SD 57104

Property Features

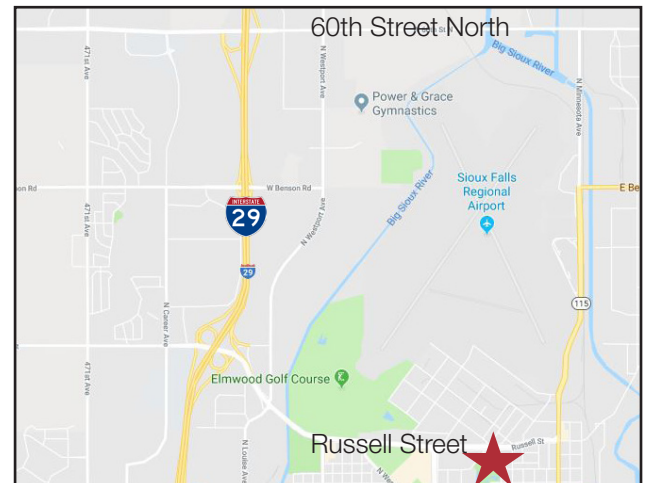
- 23,787 sq. ft. available
- Lower level: 9,152 rentable sq. ft.
- Upper level: 14,635 rentable sq. ft. - finished with over 100 Flexfab workstations
- 70 +/- parking spaces available in the surface lot to the west of the building
- Access points along W. Russell Street and W. Bailey Street
- Building offers elevator access and common area restrooms
- Monument and door signage

Pricing

- Lower level: \$10.00/ sq. ft. gross plus utilities
- Upper level: \$12.00/ sq. ft. gross plus utilities

Location

- Located at the intersection of W. Russell & W. Bailey Streets
- Across the street from Veterans Memorial Park
- High traffic location with 19,400 vehicles per day on W. Russell Avenue



Marcus Mahlen, CCIM

+1 605 444 7116 direct
+1 605 228 9744 mobile
mmahlen@naisiouxfalls.com



Gregg Brown, MBA, SIOR

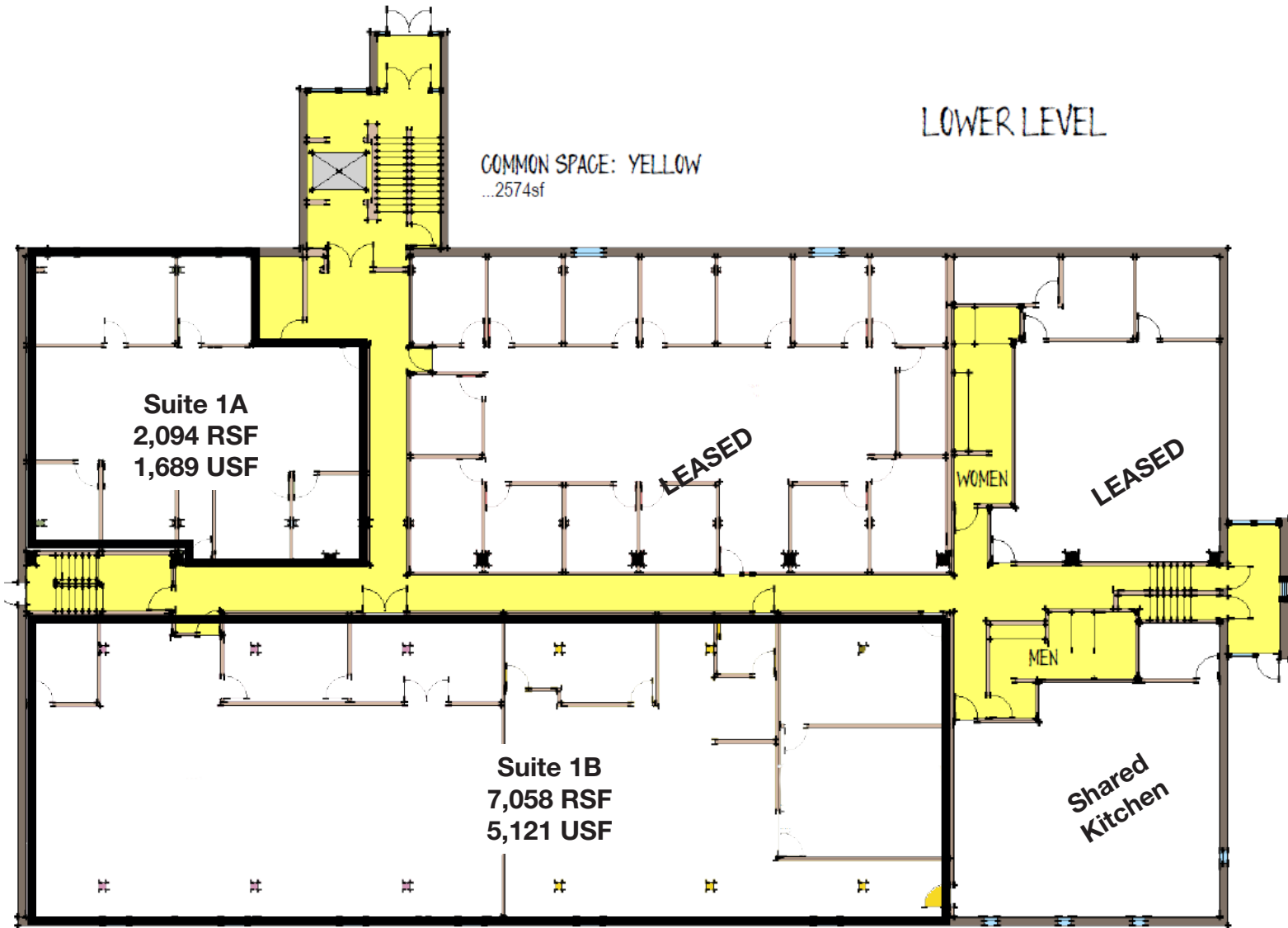
+1 605 444 7103 direct
+1 605 906 0394 mobile
gbrown@naisiouxfalls.com

For Lease
Office Space



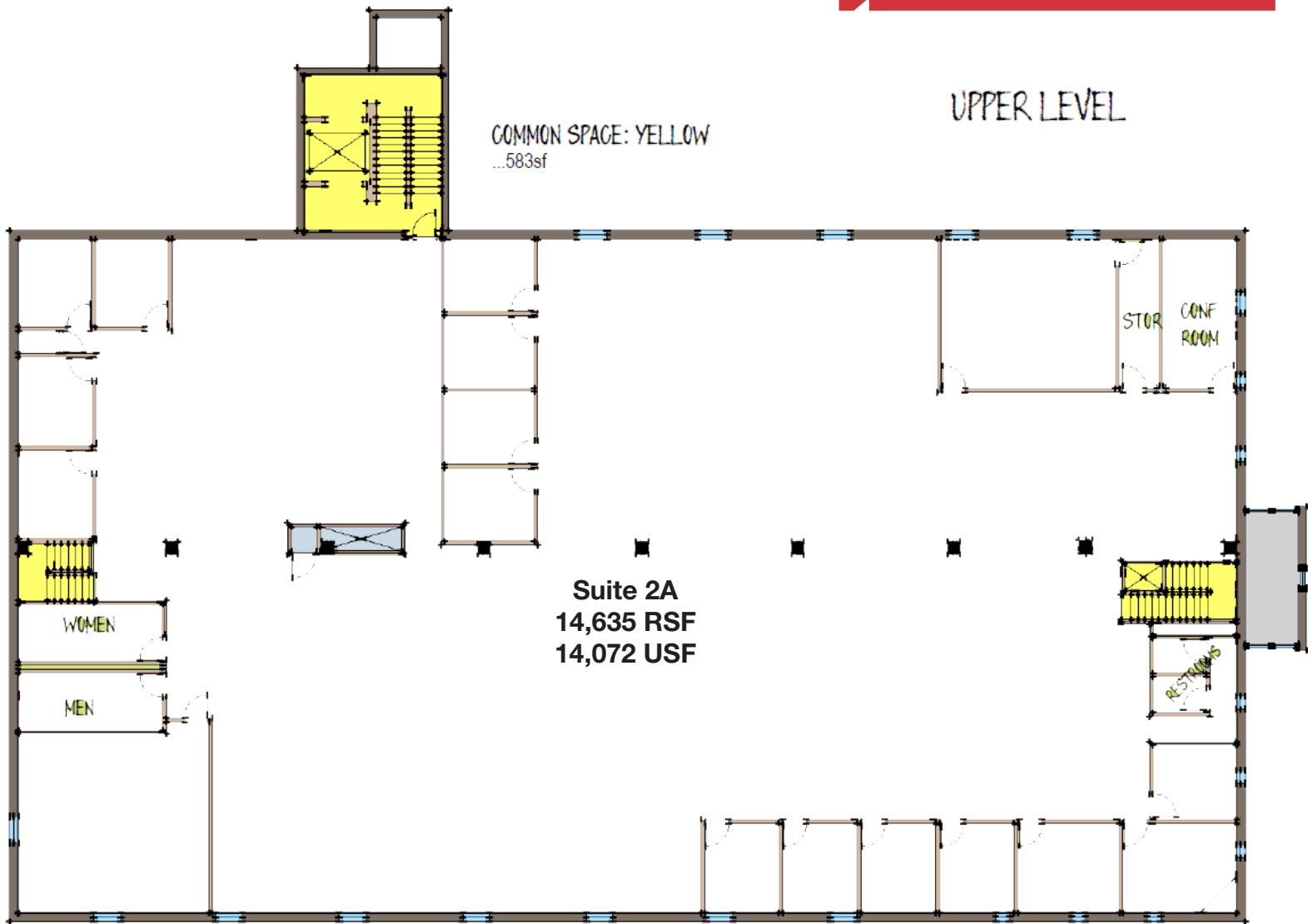
For Lease

Office Space



For Lease

Office Space



\$12.00/ sq. ft. gross plus utilities



For Lease
Office Space

