

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

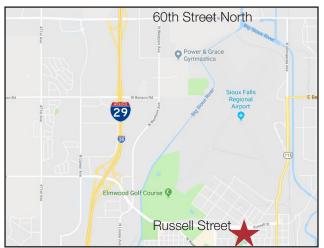
- 23,787 sq. ft. available
- Lower level: 9,152 rentable sq. ft.
- Upper level: 14,635 rentable sq. ft. finished with over 100 Flexfab workstations
- 70 +/- parking spaces available in the surface lot to the west of the building
- Access points along W. Russell Street and W. Bailey Street
- Building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





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For Lease Office Space







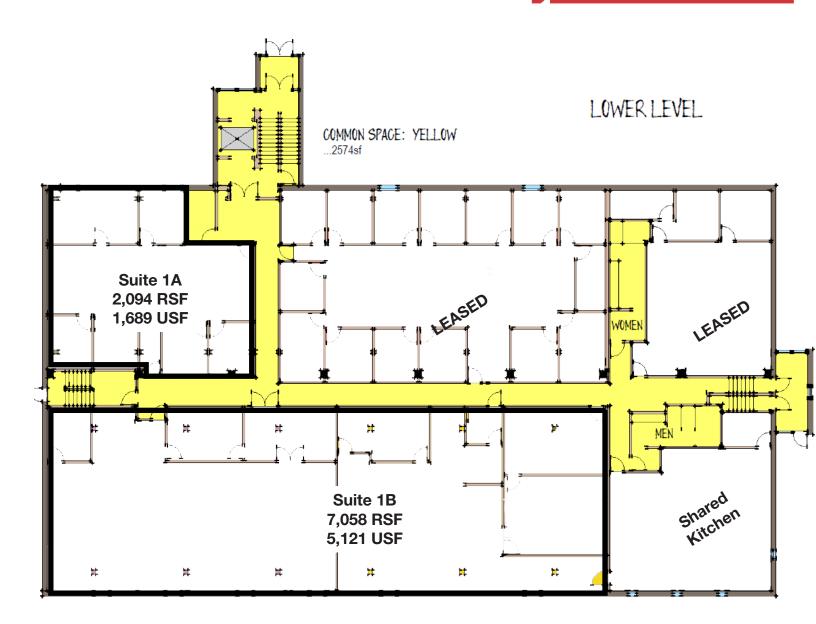






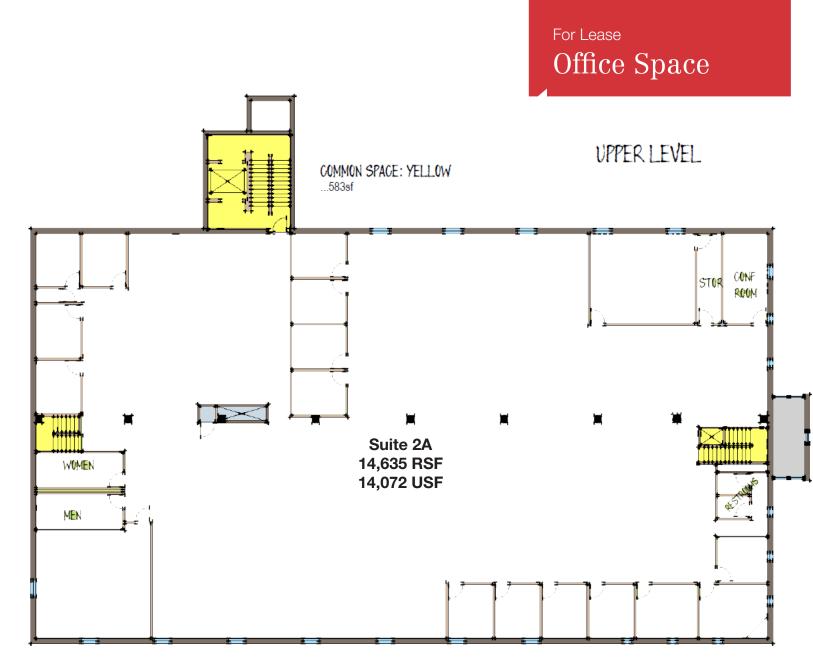


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