

1,866 - 8,037 SF Office Space



## 2600 W. 49th Street, First Floor

Sioux Falls, SD 57105

### Property Features

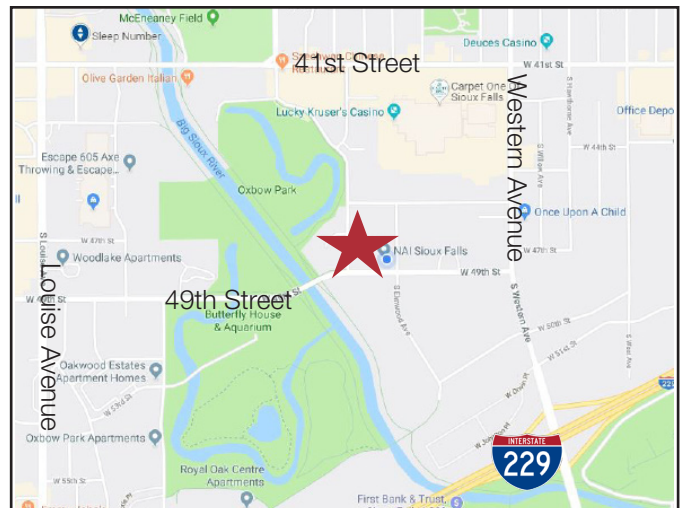
- Suite 130: 3,466 sq. ft.
- Suite 140: 1,866 sq. ft.
- Suite 150: 2,705 sq. ft.
- Total: 8,037 sq. ft.
- Year built: 1991
- Zoning: C-3
- Monument signage
- Secured entry
- Sublease term expires 3/31/28
- 1-6+ year lease terms
- Garage parking: \$75/month/stall - three stalls available
- Use of 1st floor conference room and kitchen
- Furniture in place if needed
- Available immediately

### Pricing

- Lease rate is \$13.00/sq. ft. NNN
- Triple net expenses are \$6.85/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

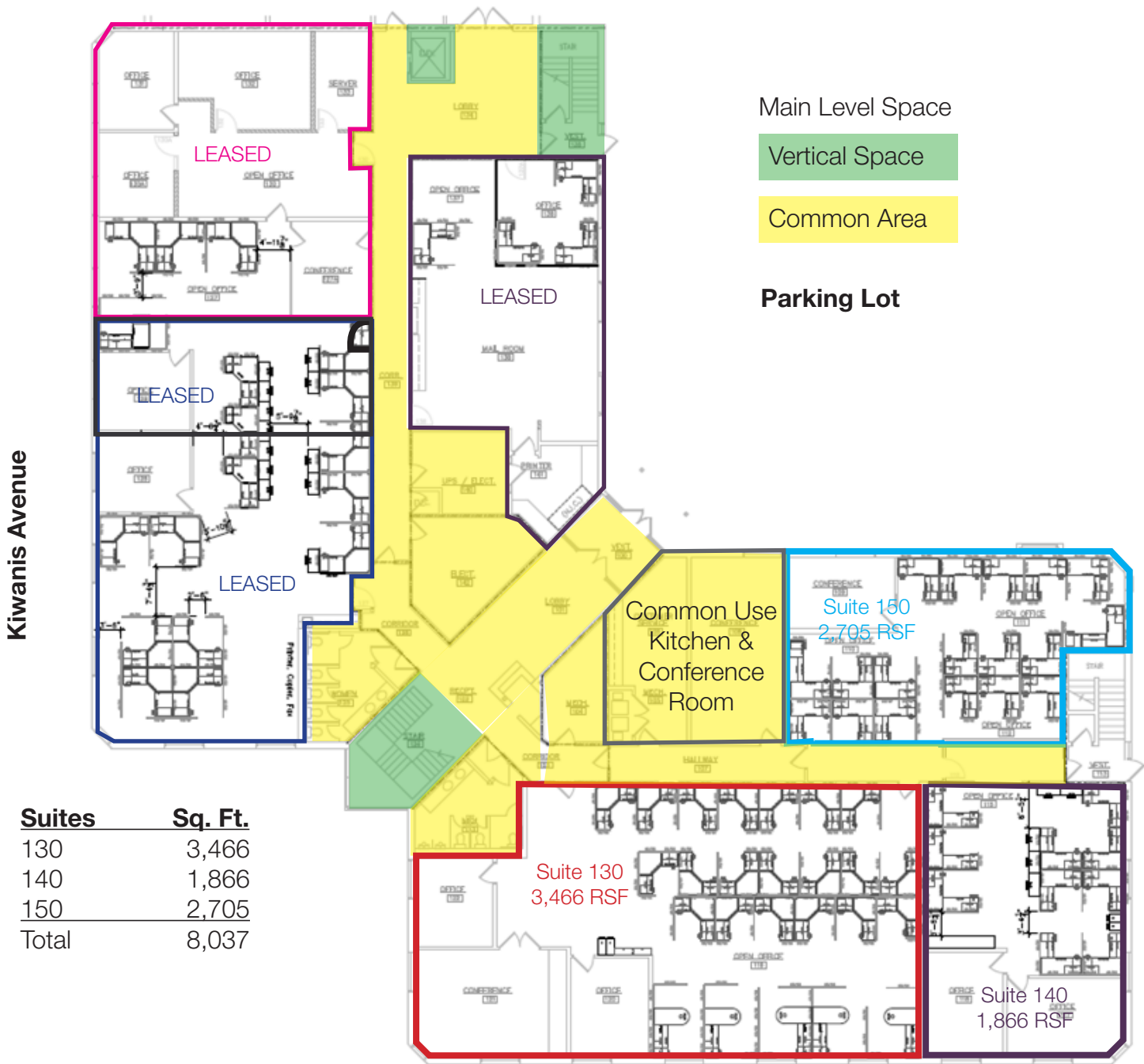


**Gregg Brown, MBA, SIOR**  
Senior Vice President, Managing Director  
605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)

**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





FOR SUBLEASE



**NAI** Sioux Falls

2500 W. 49th Street Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)