

FOR SUBLEASE

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

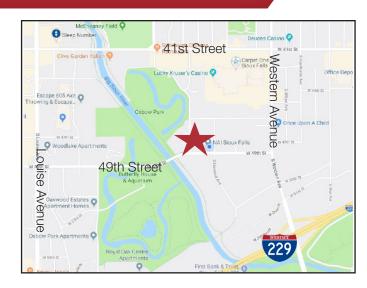
- Zoning: C-3
- Monument signage
- Secured entry
- Sublease term expires 3/31/28
- 1-6+ year lease terms
- Garage parking: \$75/month/stall three stalls available
- Use of 1st floor conference room and kitchen
- Furniture in place if needed
- Available immediately

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



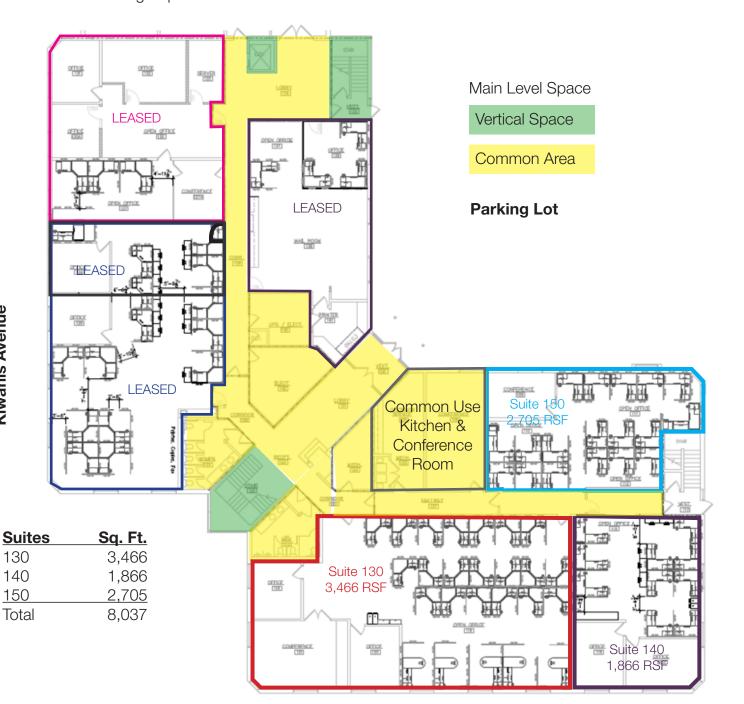
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Suites 130+140+150 Suites 130+140 8,037 sq. ft. 5,332 sq. ft. 49th Street



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