

## Office Building



# 600 S. Cliff Avenue

Sioux Falls, SD 57104

### Property Features

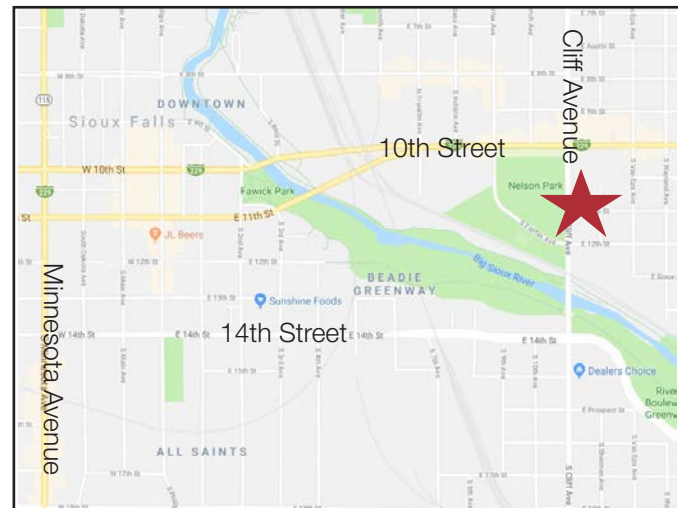
- Space A: 3,726 sq. ft.
- Space B: 3,900 sq. ft.
- A & B Combined: 7,626 sq. ft.
- Entire building: 12,444 sq. ft.
- 70+ paved, on-site parking spaces
- Monument and building signage

### Pricing

- **Lease rate: \$11.50 gross plus utilities**

### Location

- Located on the southeast corner of the Cliff Avenue and 14th Street intersection
- Area neighbors include: BP Get n' Go, Sioux Falls Federal Credit Union, Hagen Chiropractic, The Fire Emporium Inc., Avera Health



For more information:

**Michael Martin, CCIM**

+1 605 261 2777 • [mmartin@naisiouxfalls.com](mailto:mmartin@naisiouxfalls.com)

2500 W. 49th Street Suite 100

Sioux Falls, SD 57105

+1 605 357 7100

[naisiouxfalls.com](http://naisiouxfalls.com)

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**Option 1  
Single Tenant**

FOR LEASE



- Availability negotiable
- Monument signage
- Building signage
- Break room
- Conference room

Option 2  
Multi-Tenant

FOR LEASE



- Shared restrooms
- Availability negotiable
- Monument signage





FOR LEASE



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