



101 E. 38th Street  
Sioux Falls, SD 57105

### Property Features

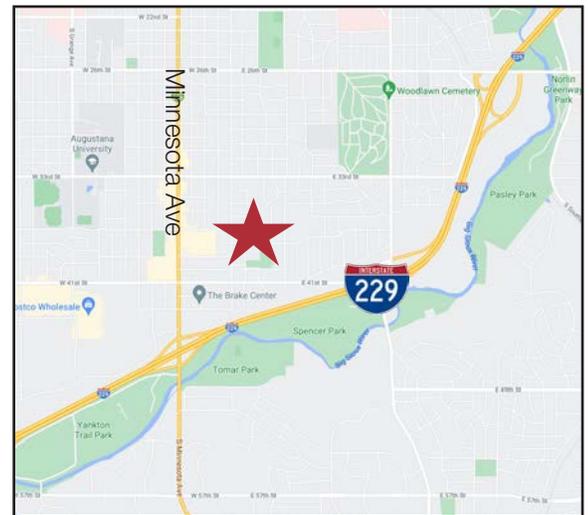
- Efficient office building for sale or lease in central Sioux Falls
- Building size: 2,128 sq. ft.
- Year built: 1970
- Split level office building
- Upper level: 1,064 sq. ft.
- Lower level: 1,064 sq. ft.
- Lot size: 0.23 acres (10,000 sq. ft.)
- Full renovation and new HVAC 2018
- Lower level features natural light with sub-surface windows
- On-site parking
- Available immediately

### Pricing

- List price: \$325,000 (\$152.72/ sq. ft.)
- Lease rate: \$2,000/month NNN (\$11.28/ sq. ft.)
- Estimated NNN: \$3.78/ sq. ft.
- 2020 real estate taxes: \$3,166.08

### Location

- Located just to the east of Hy-Vee off Minnesota Ave
- Area neighbors include: ABC Rentals, Instructional Planning Center, Robert Frost Elementary School



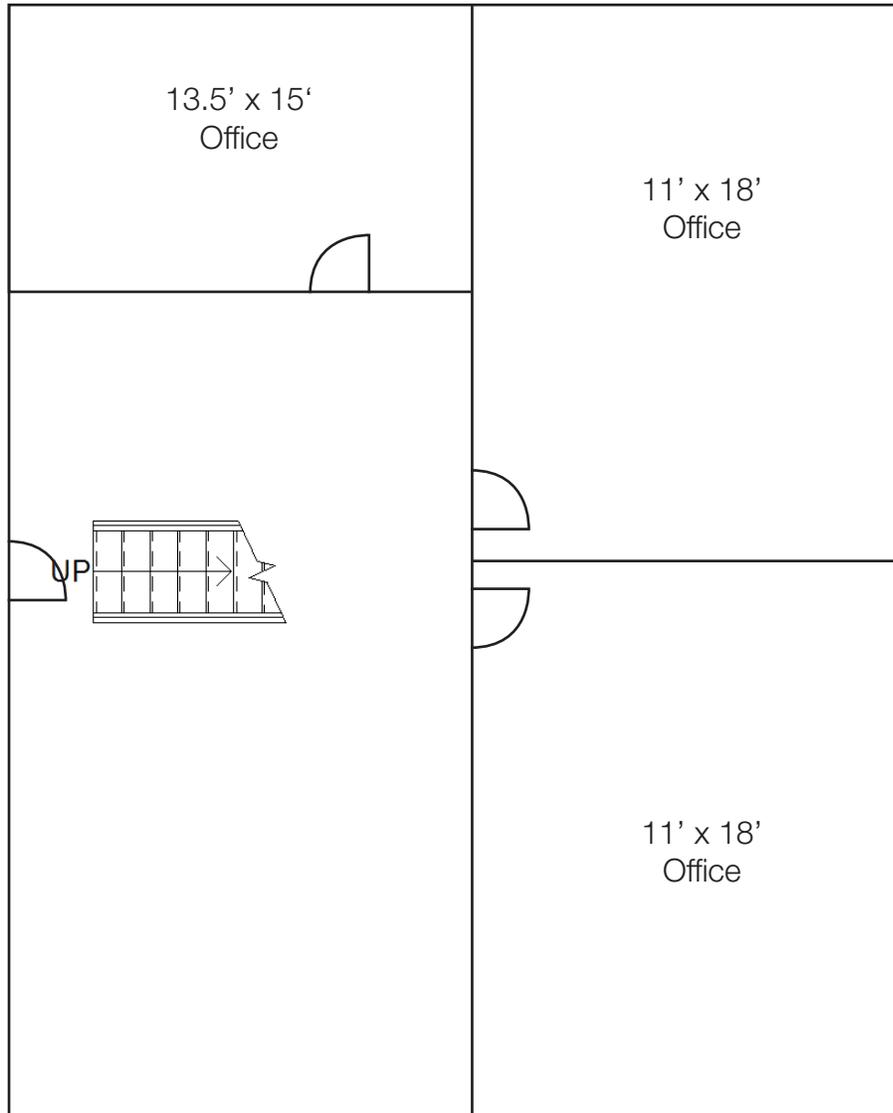
**Marcus Mahlen, CCIM**  
Senior Vice President

605 228 9744 • mmahlen@naisiouxfalls.com

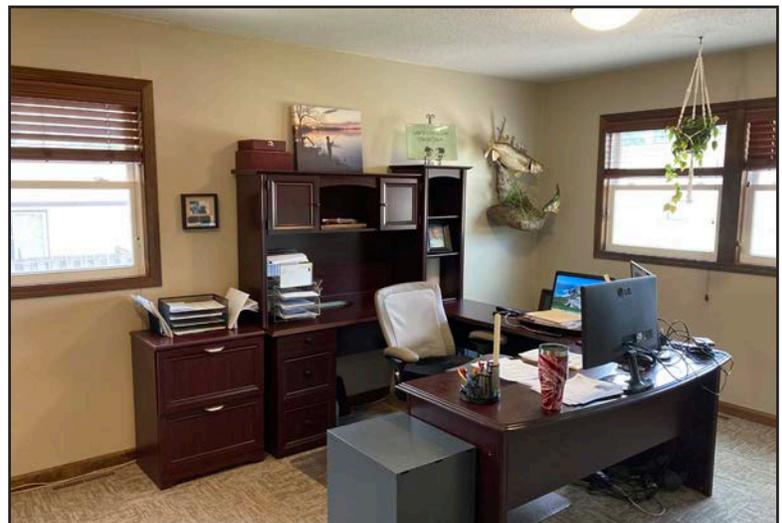
**Dennis Breske, MBA, CCIM, SIOR**  
Senior Vice President

605 310 6666 • dbreske@naisiouxfalls.com

Upper Level Floor Plan



FOR SALE OR LEASE



FOR SALE OR LEASE



FOR SALE OR LEASE

