

## FLEX SPACE FOR LEASE



# 1208 W. 51st Street, Suite 3

Sioux Falls, SD 57105

### Property Features

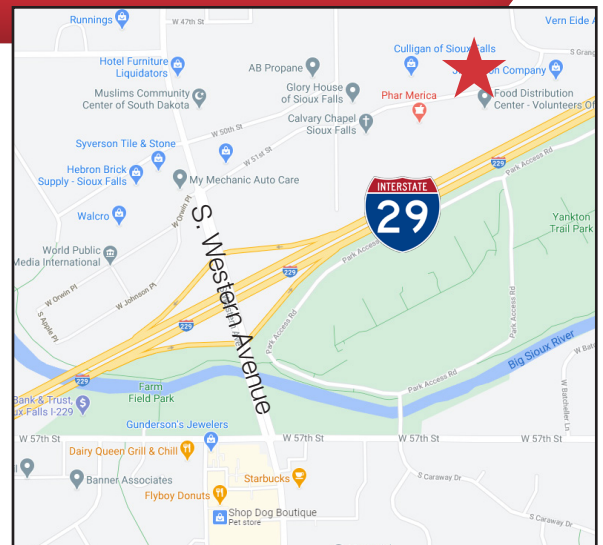
- +/- 2,870 sq. ft.
- Available August 1st
- Offices with conference room, open area and two in-suite restrooms
- 12' x 12' overhead door
- Mezzanine storage
- Garage with floor drain and warehouse area with 14' ceilings
- Building and monument signs
- Visitor and staff parking areas

### Pricing

- \$14.00/ sq. ft. gross plus utilities

### Location

- Great location with easy access to I-229
- Area neighbors include: JH Larson, Vern Eide Acura, Scott Lumber, Spencer Flooring & Furniture, Volunteers of America



For more information:

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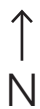
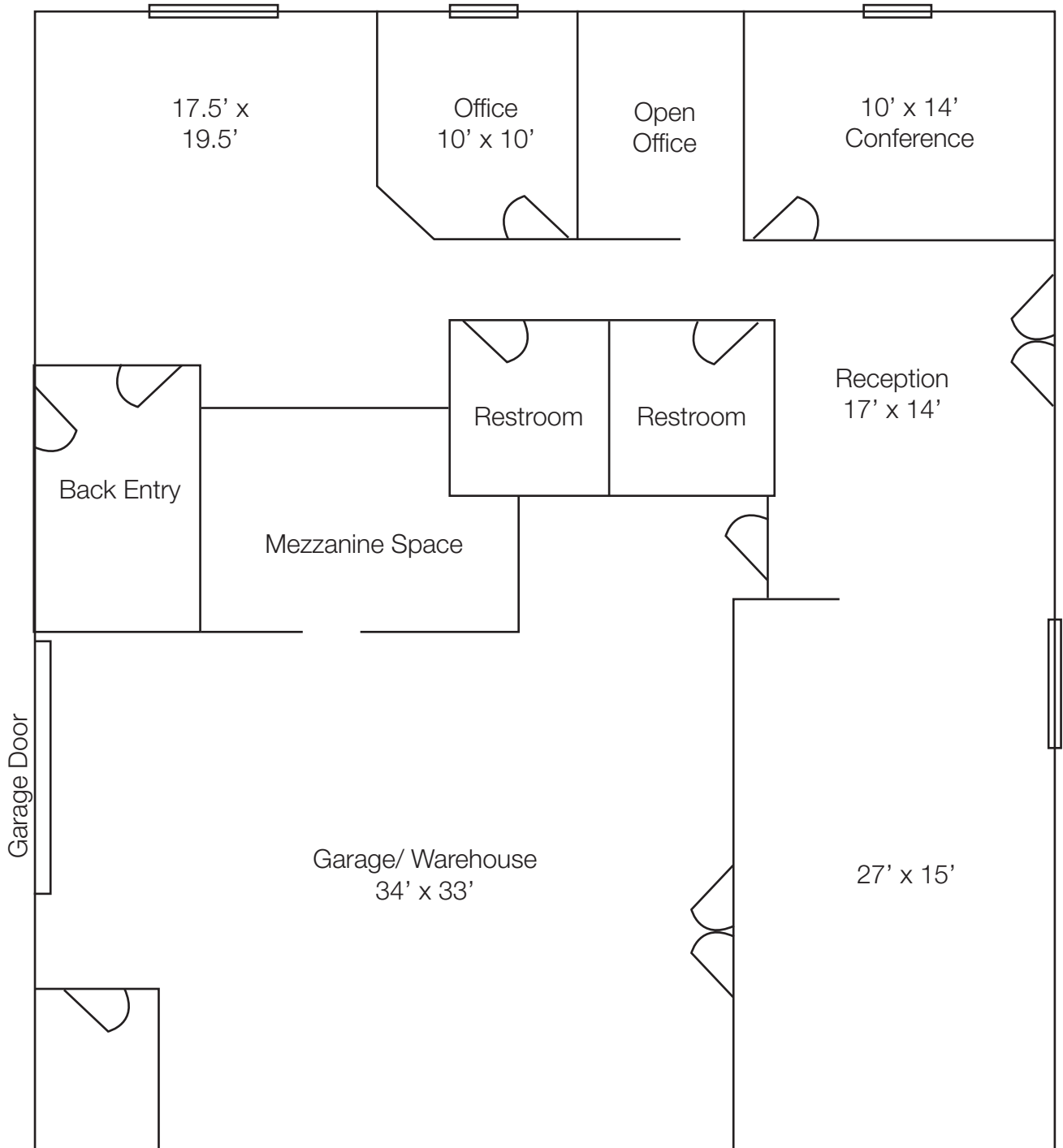
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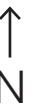
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