

FLEX/ OFFICE SPACE



3601 N. 4th Avenue
Sioux Falls, SD 57104

Property Features

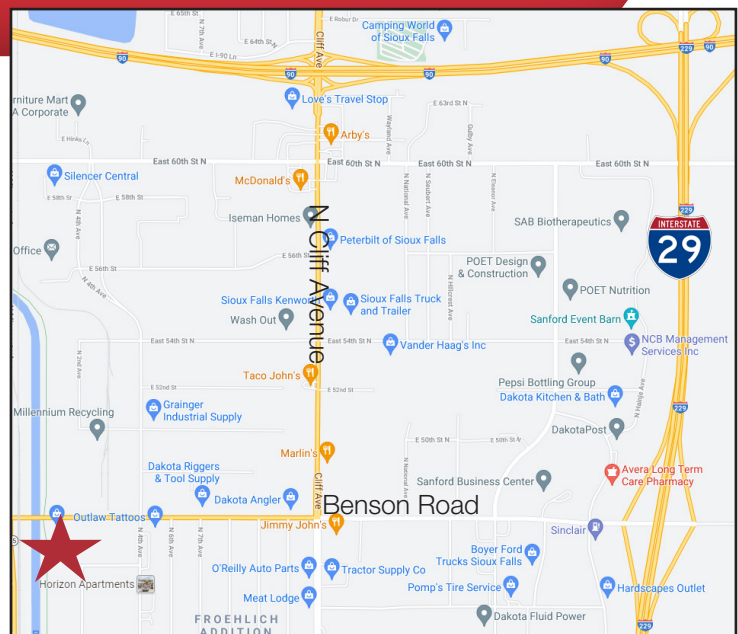
- Building size: 12,352 sq. ft.
- Lot size: 2.07 acres
- Year built: 1995
- Sublease expires: May 31, 2023
- One roll-up door (10' x 10')
- Six offices and conference room
- Fully air conditioned building

Pricing

- Lease rate: \$6.50/ sq. ft. NNN
- Estimated NNN expenses: \$1.50/ sq. ft.

Location

- Located east of Minnesota Avenue and the airport just west of Cliff Avenue and south of Benson Road
- Area neighbors include: Crescent Electric Supply Company, Graco, Inc., Wells Fargo Operations
- Easy access to I-299 and I-90



For more information:

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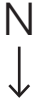
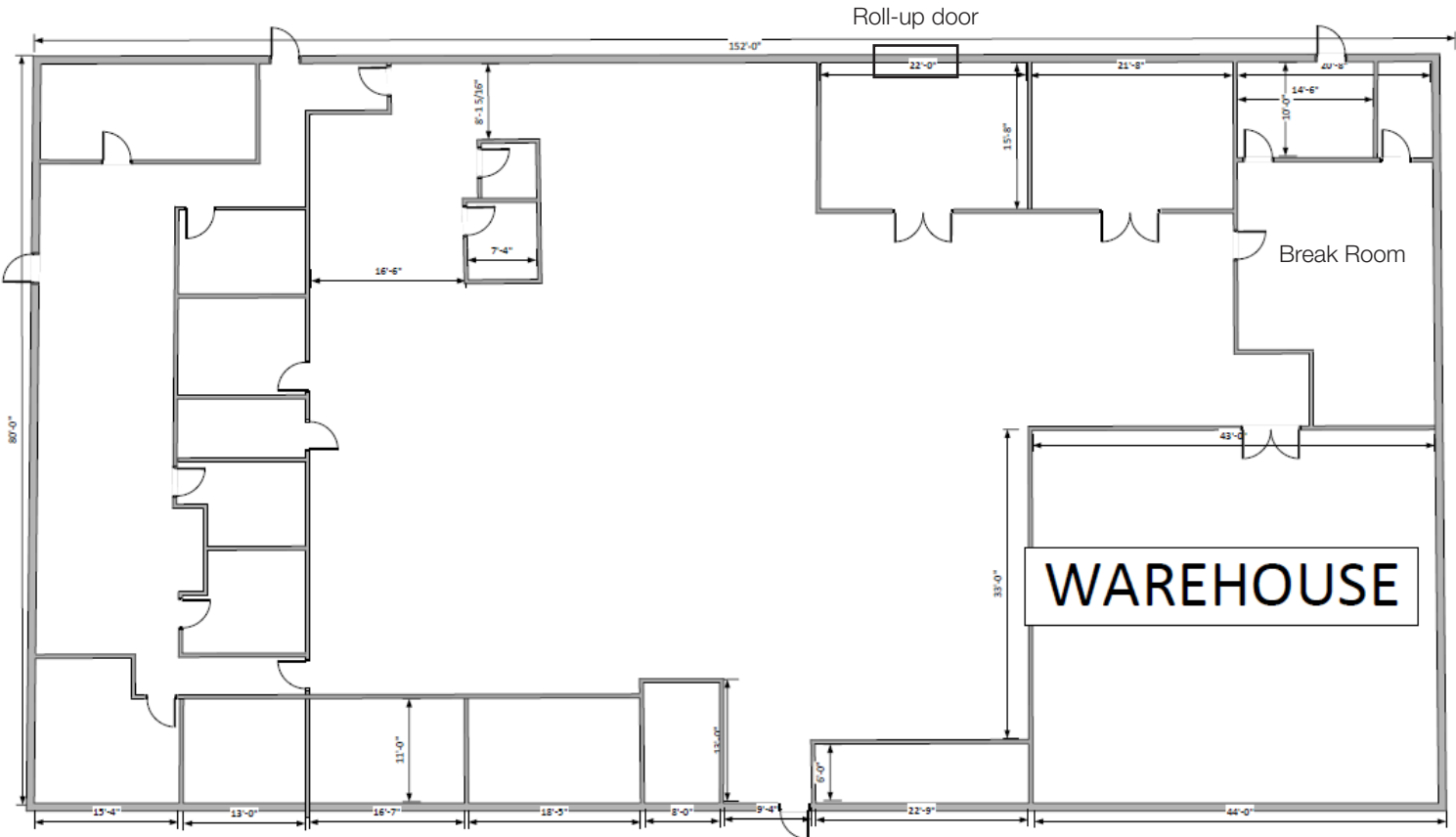
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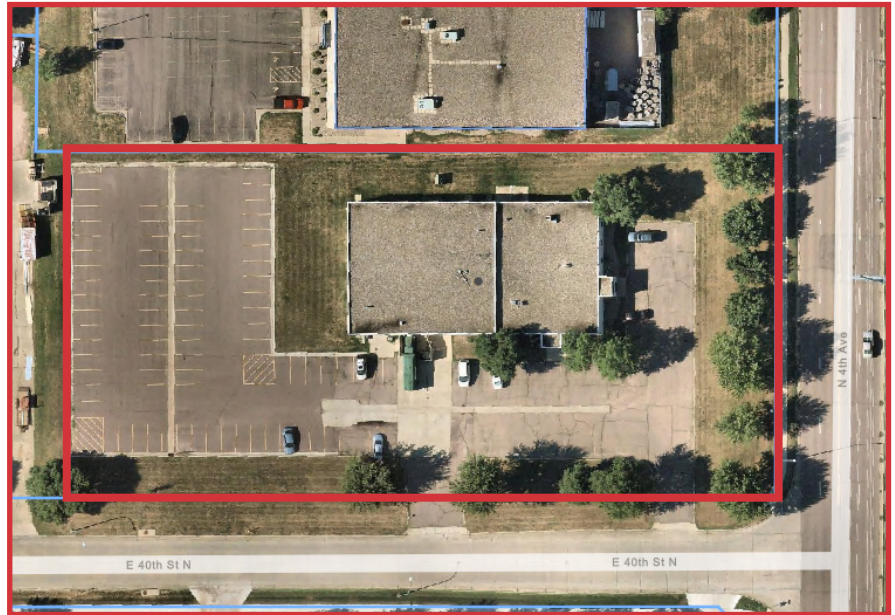
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