

# FOR LEASE



## Prospect Plaza South #101 & 102

629 S. Minnesota Avenue, Sioux Falls, SD 57104

#### **Property Features**

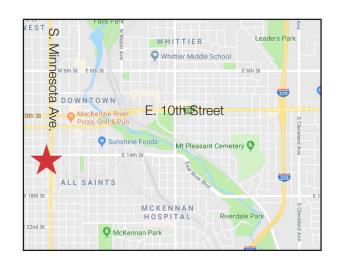
- Office suites available for lease in a multi-tenant office building located on South Minnesota Avenue
- Within blocks of the Downtown Business District
- Paved, on-site parking
- Monument signage on Minnesota Avenue
- Easy access to Minnesota Avenue

### **Pricing**

Lease rate: \$14.00/ sq. ft. gross

#### Location

- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- High traffic location with 24,000 vpd
- Access from Spring Avenue also
- Area neighbors include First PREMIER Bank, First Capital Trust, Brandt Solomon & Anderson Accountants, and Sioux Falls Housing & Redevelopment Commission



### For more information:

#### Michael Martin, CCIM

+1 605 261 2777 • mmartin@naisiouxfalls.com

#### Troy Fawcett, CCIM, SIOR

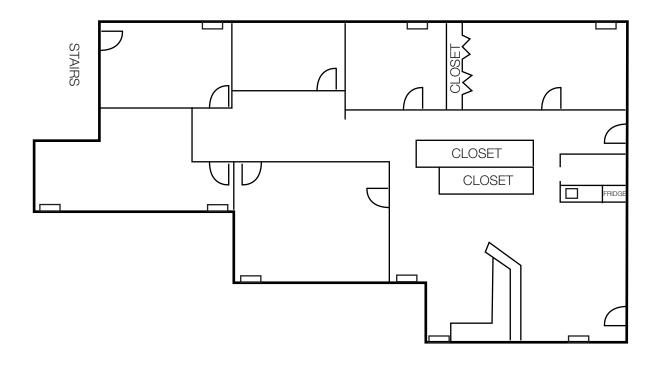
+1 605 321 2199 • tfawcett@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street Suite 100 Sioux Falls, SD 57105 +1 605 357 7100 naisiouxfalls.com

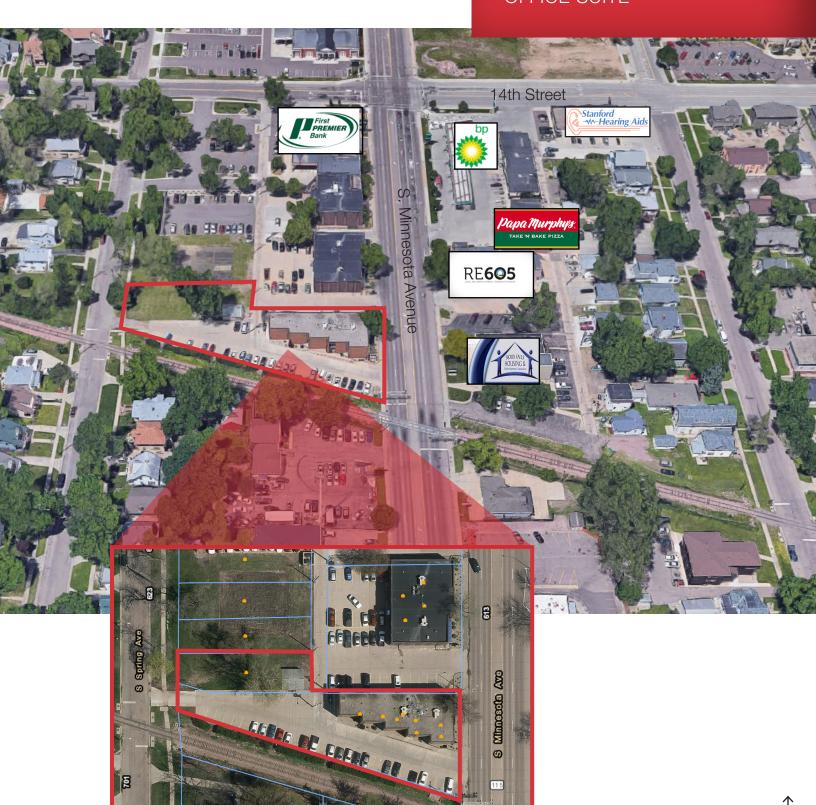
# FOR LEASE OFFICE SUITE

101-102 2,312 sq. ft. \$14.00/ sq. ft. Gross Main floor, accessible





# FOR LEASE OFFICE SUITE





2500 W. 49th Street Suite 100 Sioux Falls, SD 57105 +1 605 357 7100 naisiouxfalls.com