

## Office Space



2333 W 57th Street Unit 2  
Sioux Falls, SD 57108

### Property Features

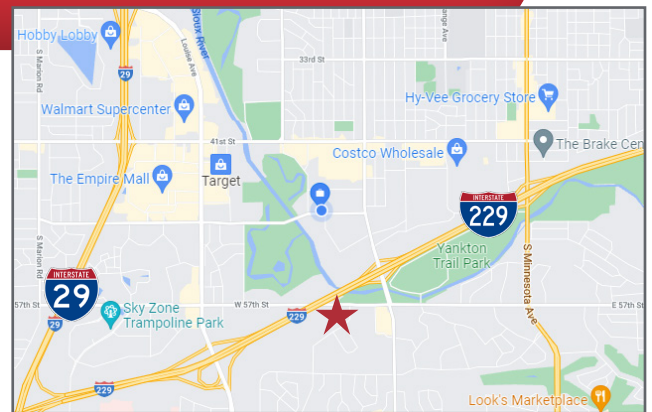
- Suite size: 2,738 USF/ 3,560 RSF
- Landlord may subdivide
- Tenant improvement allowance negotiable

### Pricing

- Lease rate: \$17.00/ sq. ft. NNN
- Estimated NNN expenses: \$8.10/ sq. ft.

### Location

- Located in the Yankton Trail Office park
- Area neighbors include: Horner Barrow Orthodontics, Midwest Ear Nose and Throat, Banner Associates, First Bank and Trust



For more information:

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Senior Vice President

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**Marcus Mahlen, CCIM**  
Senior Vice President

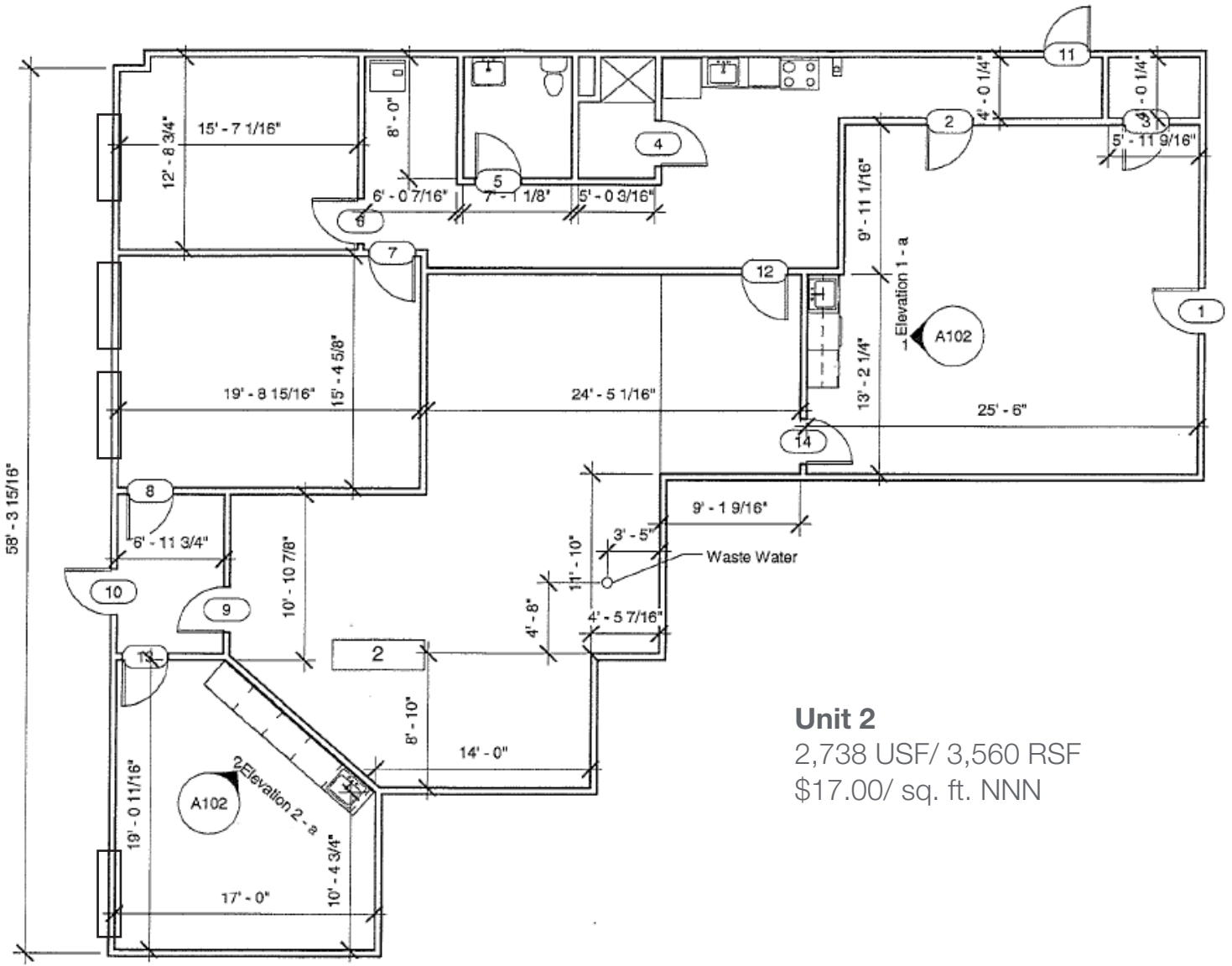
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# FOR LEASE



**Unit 2**  
2,738 USF/ 3,560 RSF  
\$17.00/ sq. ft. NNN

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