



## Russell Street Office #1

1101 W. Russell Street, Sioux Falls, SD 57104

### Property Features

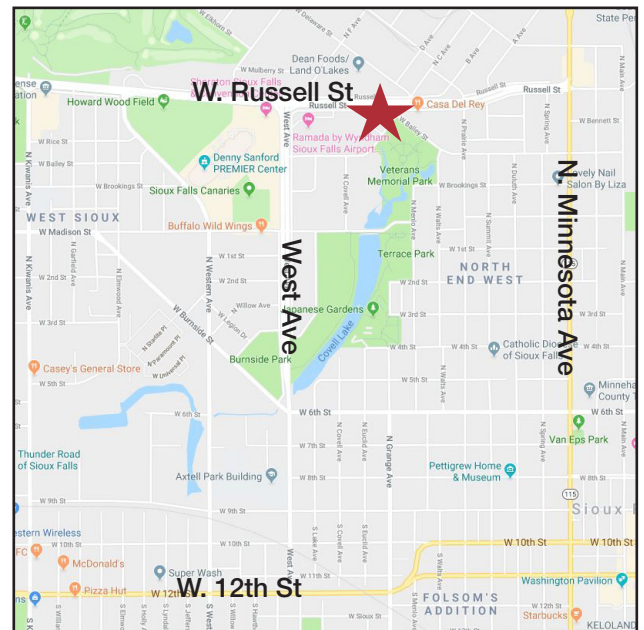
- Building size: 6,000 sq. ft.
- Lot size: 28,750 sq. ft.
- 9 private offices, 2 conference rooms, reception/waiting area, break room & open area for cubicles
- Zoning: C-4
- Paved, on-site parking with 19 spaces
- Prime lease expires on December 31, 2022

### Pricing

- Lease Rate: \$10.50/ sq. ft. (\$5,250/mo) NNN
- Estimated NNN expenses: \$2.33/ sq. ft. (this amount does not include lawn care/snow removal)

### Location

- Located at the intersection of W. Russell & W. Bailey Streets.
- Across the street from Veterans Memorial Park
- High traffic location with 18,700 vehicles per day on W. Russell Avenue

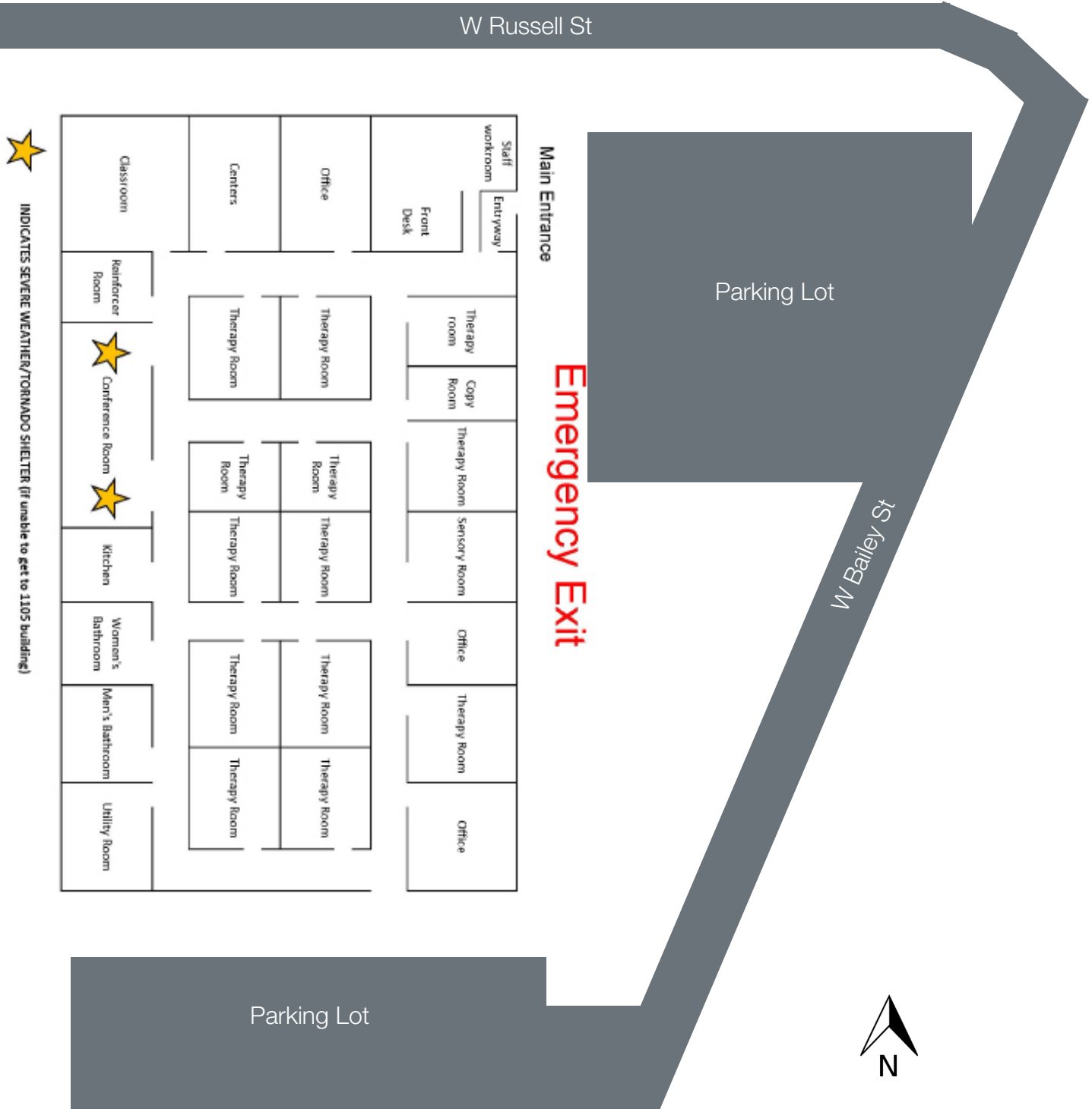


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For Sublease  
Office Building



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