



# 5000 S Minnesota Avenue, Suite 400 Sioux Falls, SD 57108

#### **Property Features**

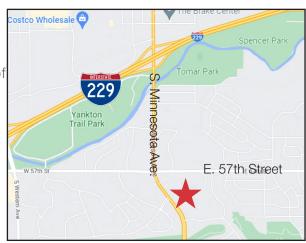
- Suite size: 2,030 sq. ft.
- 7 offices, 1 conference room, and reception area
- Private, in-suite restrooms
- Private entrance from rear parking lot
- Tenant will be allowed 5 exclusive parking spaces in front of the suite with additional shared parking
- Monument and front door signage
- Prime lease expires April 30, 2023
- Landlord is interested in prime lease contact broker
- Available immediately

#### Pricing

• Lease rate: \$2,424.16/ month (\$14.33/ sq. ft.) full service gross (utilities included)

#### Location

- Located south of 57th Street on S. Minnesota Avenue
- Located at a newly installed lighted intersection (S Minnesota Ave/W Ralph Rogers Rd)
- High traffic location with 17,100 vpd
- Area neighbors include The First National Bank in Sioux Falls, Heritage Funeral Home, Farm Bureau Financial Services, Faith Baptist Fellowship South Church



#### For more information:

#### Marcus Mahlen, CCIM

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#### Rich Naser

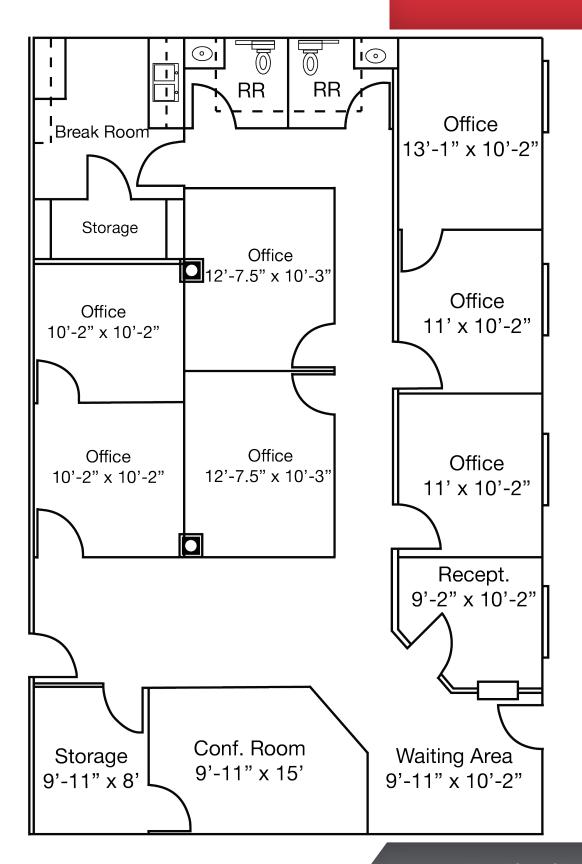
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# FLOOR PLAN

### FOR SUBLEASE



Parking Lot





