



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

Property Features

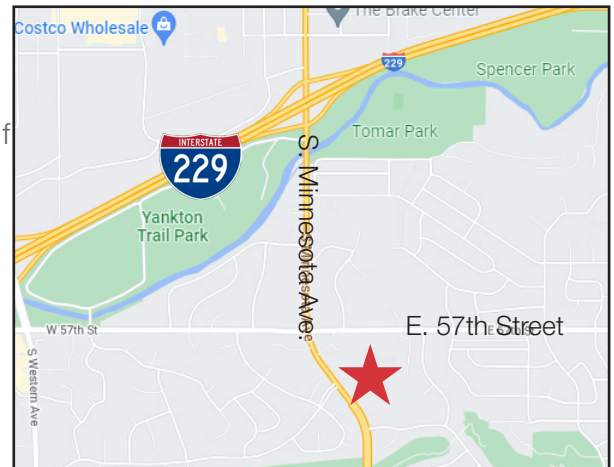
- Suite size: 2,030 sq. ft.
- 7 offices, 1 conference room, and reception area
- Private, in-suite restrooms
- Private entrance from rear parking lot
- Tenant will be allowed 5 exclusive parking spaces in front of the suite with additional shared parking
- Monument and front door signage
- Prime lease 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

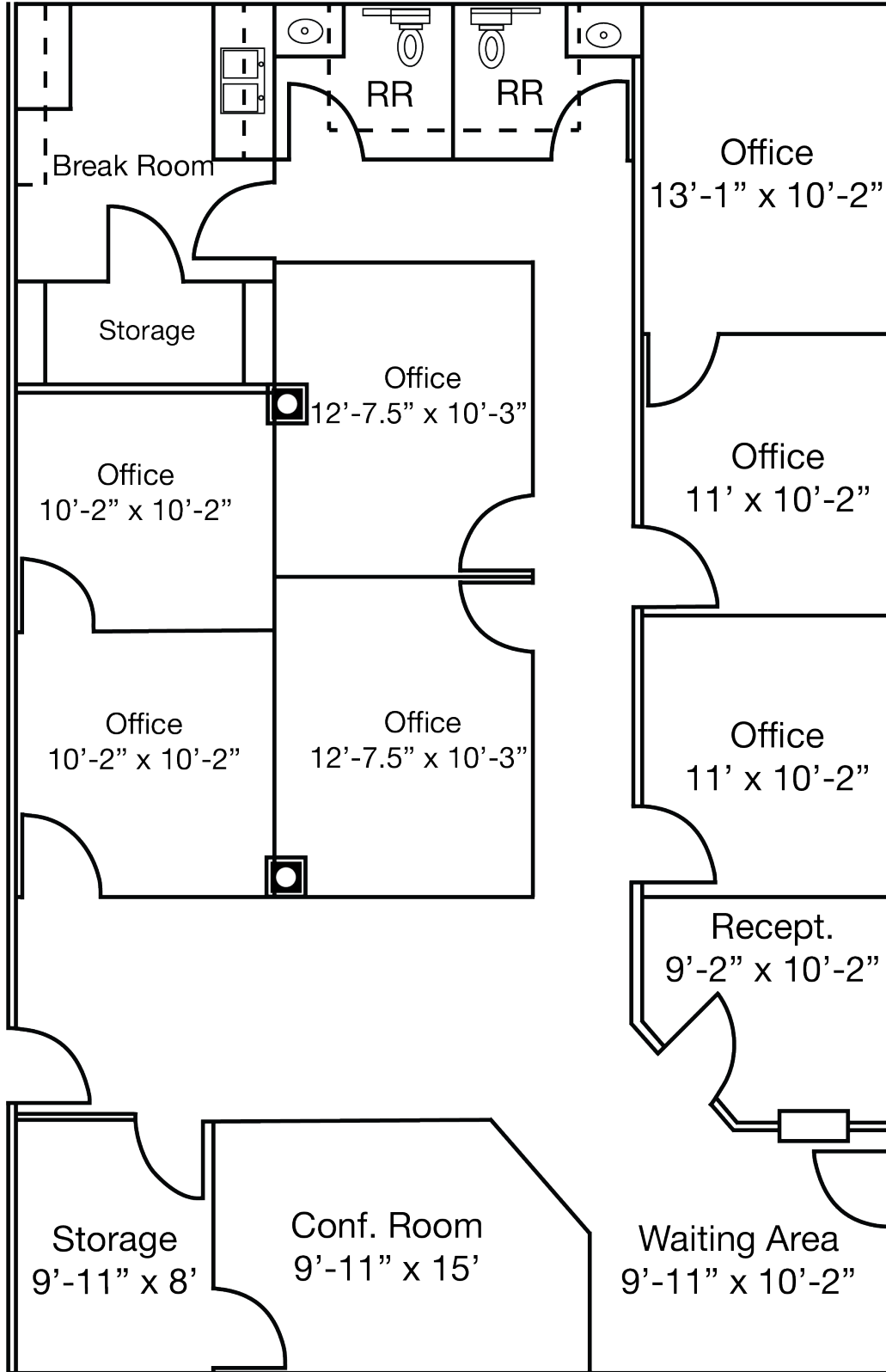
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FLOOR PLAN

FOR SUBLEASE



Parking Lot

FOR SUBLEASE



NAI Sioux Falls

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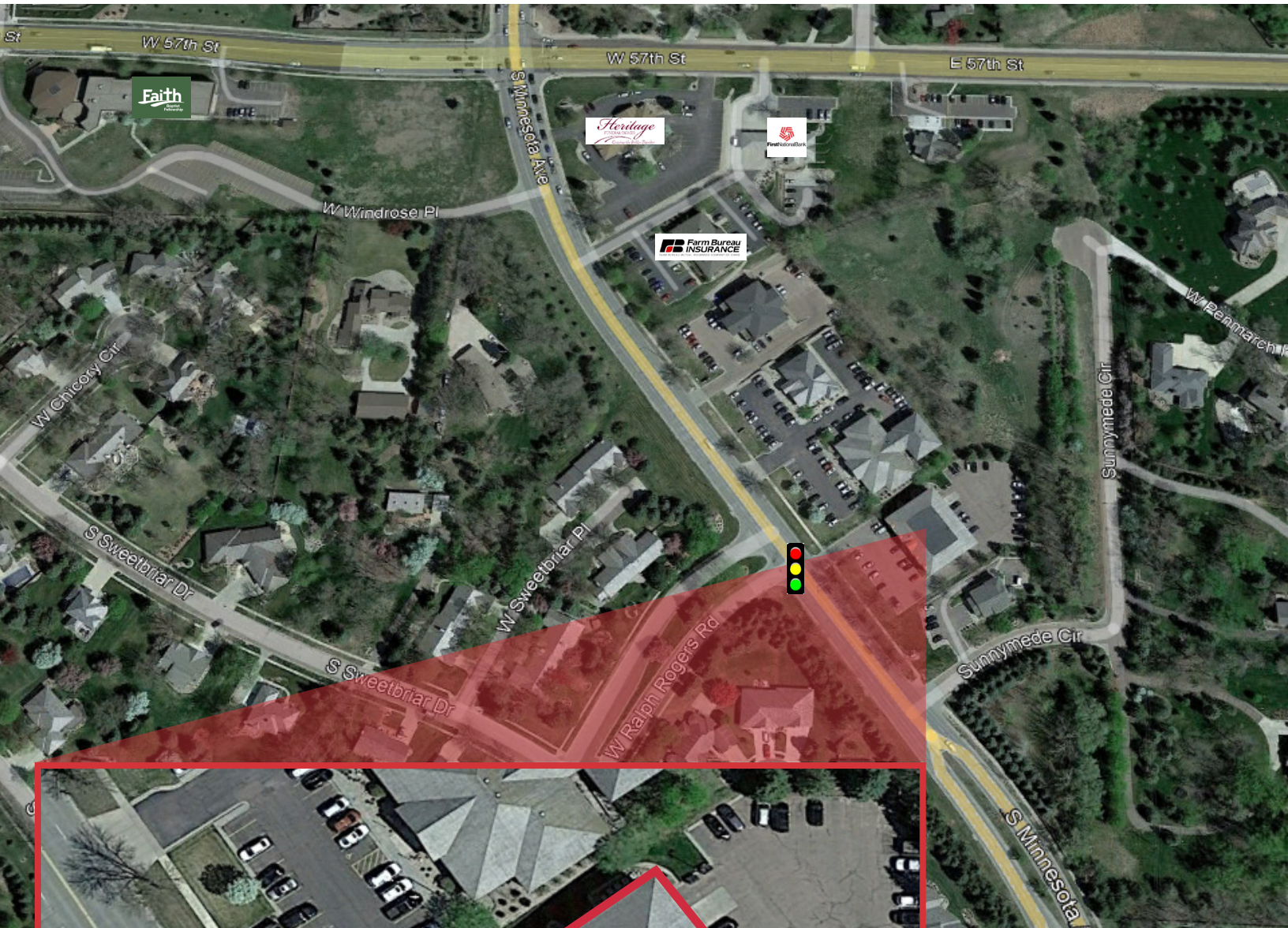
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