



2401 W. 50th Street/ 4100 S. Elmwood Avenue

Sioux Falls, SD 57105

Property Features

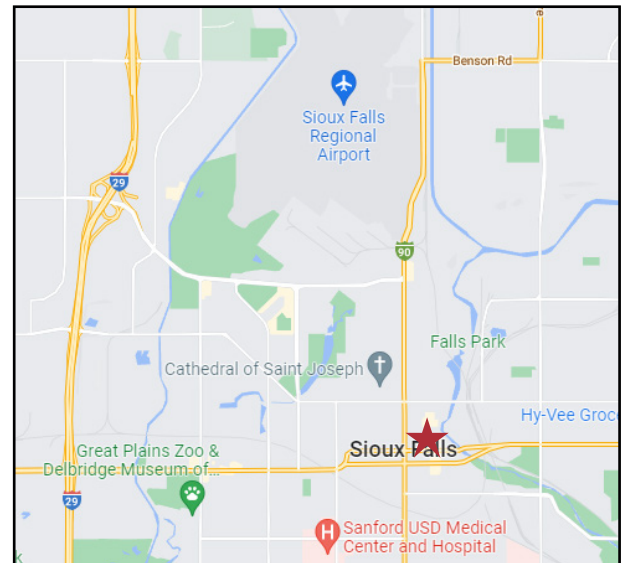
- Space 1- 2401 W. 50th St
 - Upper level: 1,089 sq. ft.
 - Lower level: 1,502 sq. ft.
 - Total: 2,591 sq. ft.
- Space 2 - 4100 S. Elmwood Ave
 - Office space: 4,558 sq. ft.
 - Shop space: 3,850 sq. ft.
 - Total: 8,408 sq. ft.
- Landlord is willing negotiate space sizes

Pricing

- Space 1
 - Lease rate upper level: \$10.00/ sq. ft. NNN
 - Lease rate lower level: \$5.00/ sq. ft. gross
- Space 2
 - Lease rate office space: \$10.00/ sq. ft. NNN
 - Lease rate shop space: \$6.00/ sq. ft. gross

Location

- Located just west of Western Avenue on 50th St and Elmwood Avenue
- Area neighbors included Office Advantage, Brosz Engineering, Syverson Tile & Stone, My Mechanic Auto Care, Cimarron Label, Sioux Falls Parks & Rec Department



For more information:

Bill Connelly

605 254 2360 • bconnelly@naisiouxfalls.com

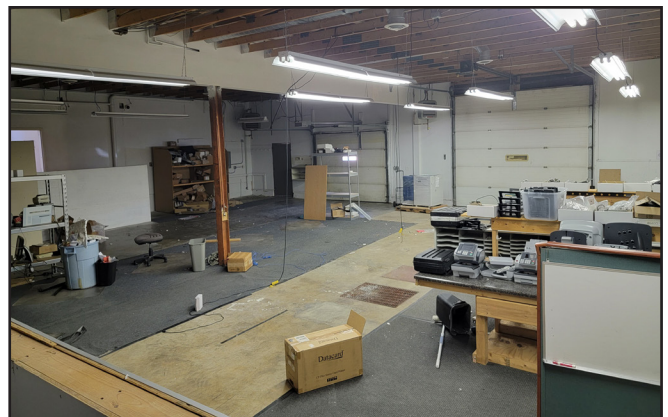
NAI Sioux Falls

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

PHOTOS

For Lease
Office Space



PHOTOS

For Lease
Office Space



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For Lease
Office Space

