



Photo Rendering

4900 Rosa Parks Place Sioux Falls, SD 57110

Property Features

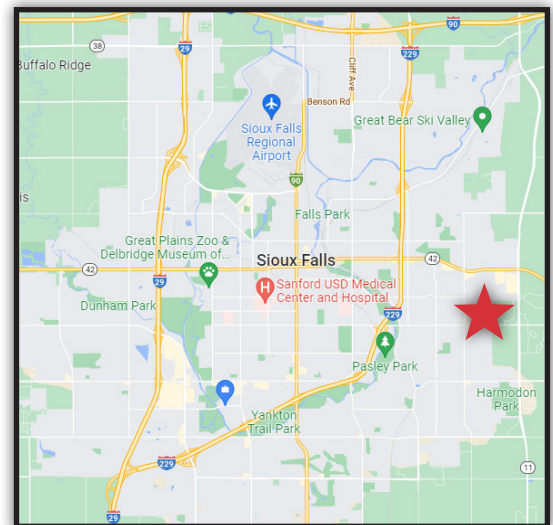
- Multi-tenant office building
- Building size: 3,591 sq. ft.
- Occupancy Q1 2023
- Floor plans can be adjusted per tenant/buyer need
 - Side A (West suite): 1,845 sq. ft.
 - 5 windowed offices
 - Conference room
 - Bathroom
 - Kitchen
 - Reception
 - Side B (East suite): 1,746 sq. ft.
 - 4 windowed offices
 - Conference room
 - Work room
 - Bathroom
 - Kitchen
 - Reception
- This is the first of two planned spec office buildings on the lot. Contact broker for details on the second building

Pricing

- Sale price: \$280.00/ sq. ft. (\$1,005,480.00)
- Assumes a fully constructed, finished building
- Lease price: \$18.25/ sq. ft. NNN

Location

- Located just north of 26th Street on Rosa Parks Place
- Area neighbors include Trademark Homes, Burn Boot Camp, Encore Learning Center, Rosa Parks Elementary School, Kusek Family & Implant Dentistry
- Located within the Dawley Farm Development



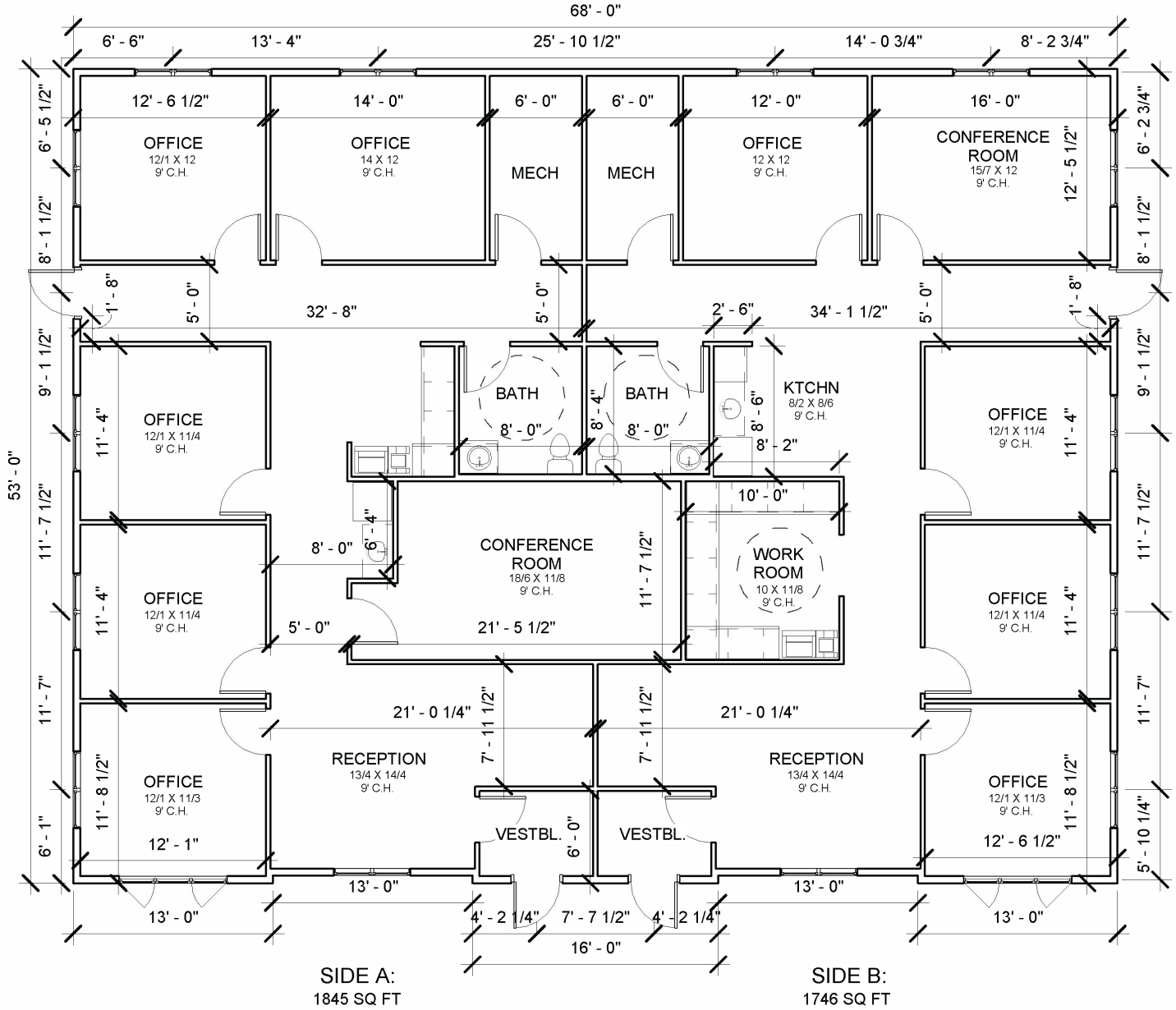
For more information:



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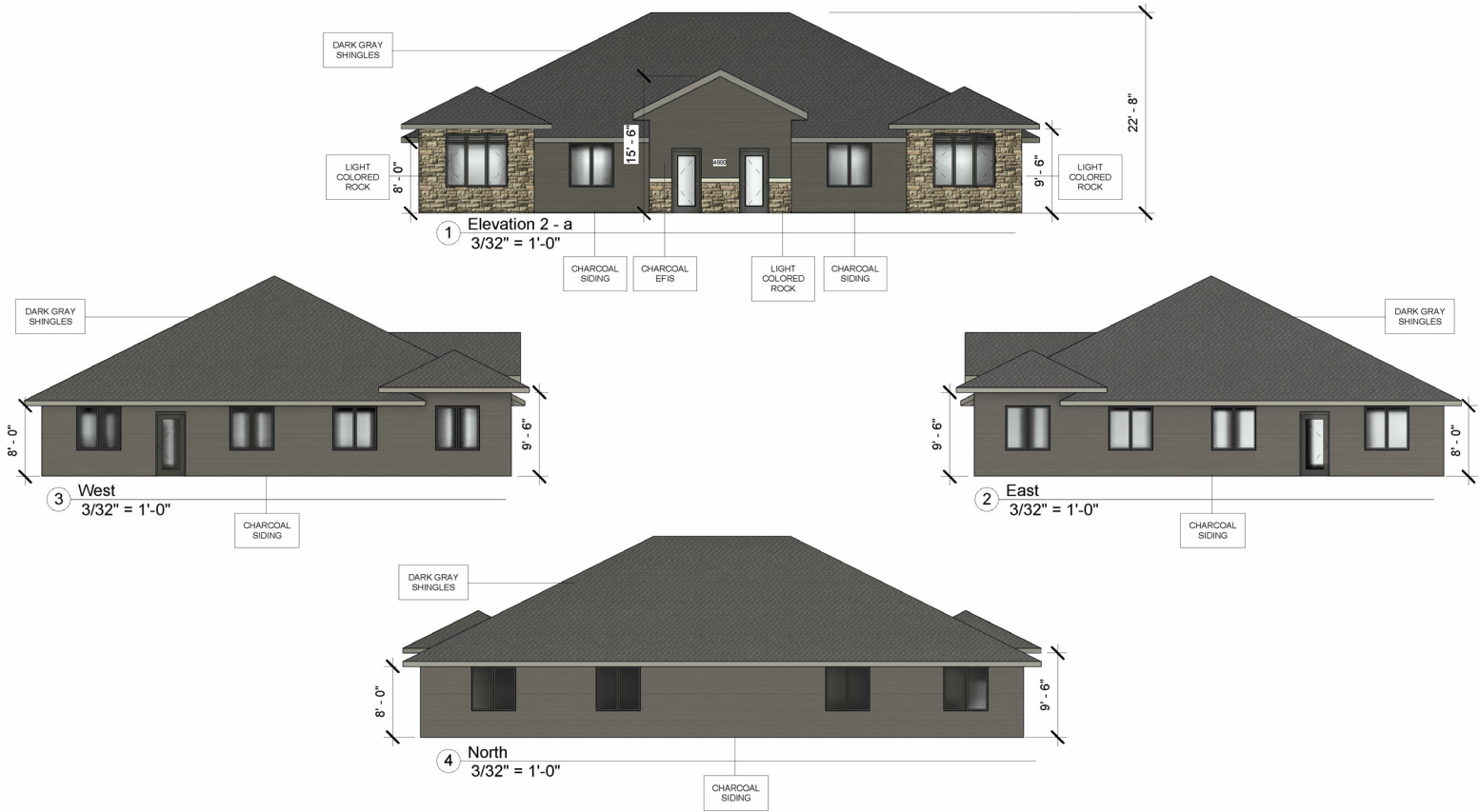
FLOOR PLAN

For Sale or Lease
Office Spec Building



RENDERING PHOTOS

For Sale or Lease
Office Spec Building



AERIAL

For Sale or Lease
Office Spec Building

