



700 E. 41st Street Sioux Falls, SD 57105

| | |
|------------------------|----------------|
| Lease Rate | \$12.00/SF NNN |
| Estimated NNN Expenses | \$3.00/SF |

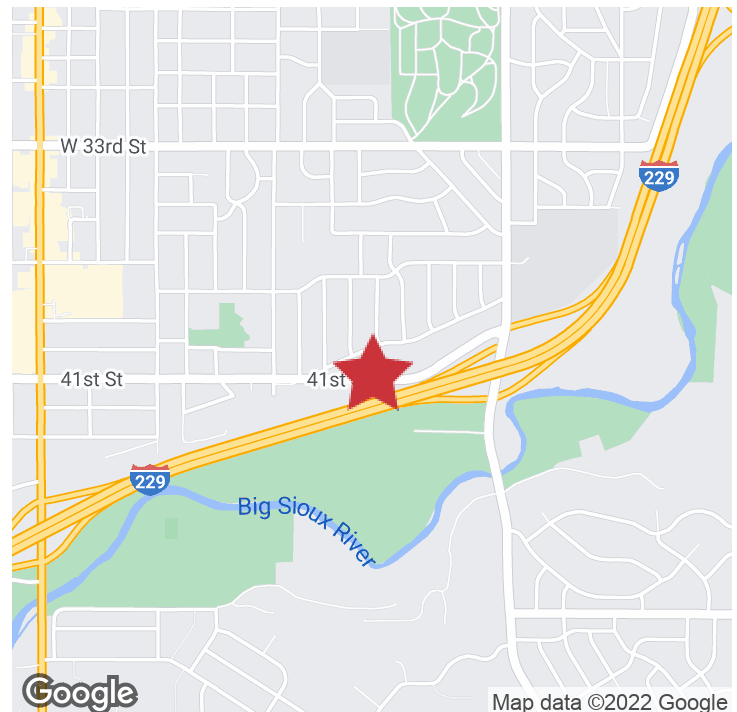
PROPERTY HIGHLIGHTS

- Available January 1, 2023
- Building size: 3,976 sq. ft.
- 5 offices, retail area, warehouse space, two bathrooms
- 3 overhead doors
- Lot size: 0.28 acres (12,145 sq. ft.)
- Tours go through broker through December 31, 2022. Space is still occupied.

LOCATION DESCRIPTION

Located just west of I-229 and Cliff Avenue on 41st Street. Area neighbors include Lutheran Social Services Center for Financial Resources, Anderson Pest Control, South Central Veterinary Clinic, Schoppert's Piano Gallery, Lincoln High School, Robert Frost Elementary School.

Traffic Counts:
41st Street - 9,300 vpd



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PHOTOS

700 E. 41ST STREET

FOR LEASE

Flex Building



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700 E. 41ST STREET

FOR LEASE

Flex Building



NA Sioux Falls

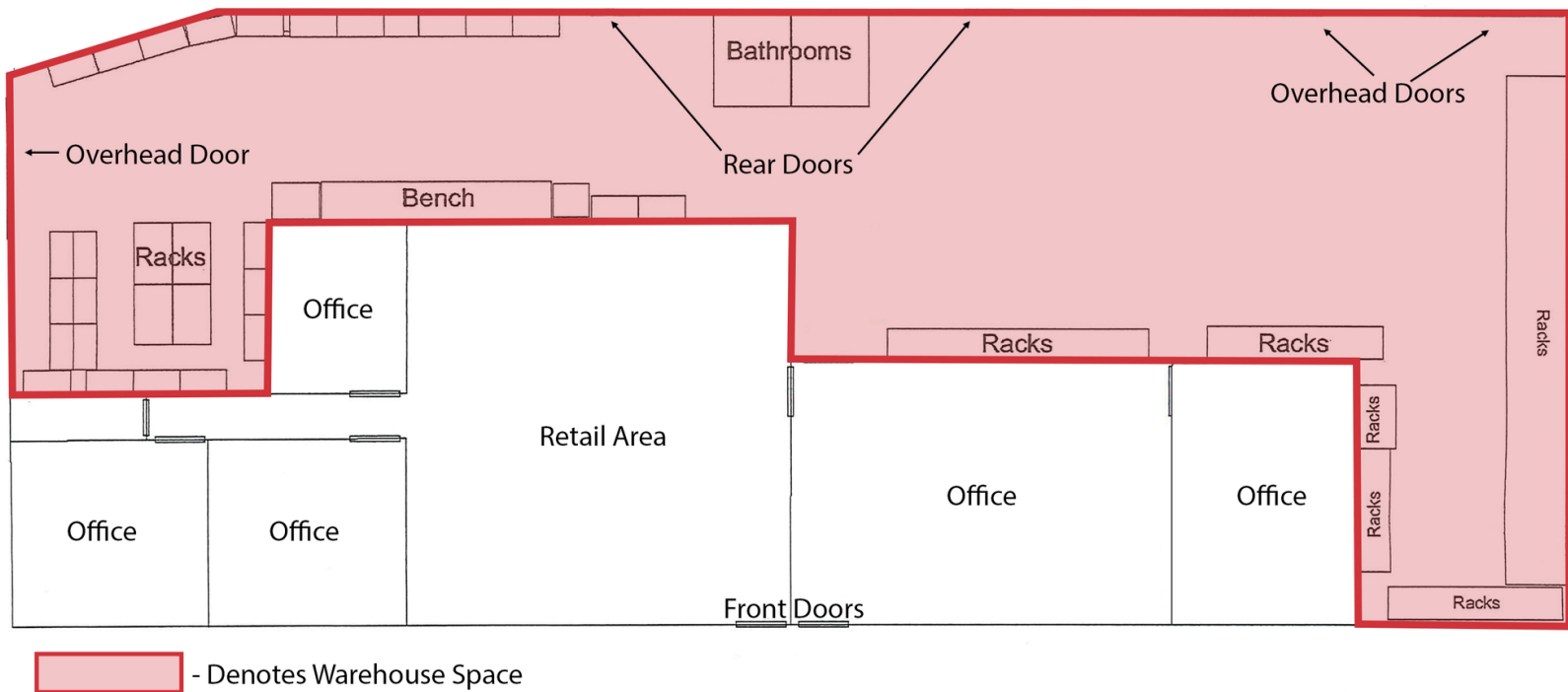
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FLOOR PLAN

700 E. 41ST STREET

FOR LEASE

Flex Building



AERIAL

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FOR LEASE

Flex Building

