



Tech One Suite 4

3900 W. Technology Circle, Sioux Falls, SD 57106

Property Features

- Brand new build-out
- Available immediately
- Suite 4: 3,596 sq. ft. for sublease
- Sublease runs through 1/31/2024
- Four offices, two conference rooms, kitchen, open plan for 22 cubicles
- Monument signage

Pricing

- Base rent: \$10.25/ sq. ft.
- NNN expenses: \$ 4.64/ sq. ft.
- Utilities: \$ 2.00/ sq. ft.
- Total: \$16.89/ sq. ft. (\$5,061.37/month)

Location

- Located southwest of the 49th and Louise Avenue intersection
- Area neighbors include: Tak Communications, Plains Commerce Bank, Carbase, Bankers Life, Apple Tree Children's Center, Fiserv



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For Sublease
Office Space



For Sublease
Office Space

Parking Lot



Parking Lot



For Sublease
Office Space

