

For Lease

## Office Space

Lease Rate: \$14.50 - \$15.50/ sq. ft. g+u  
3,726 - 7,976 sq. ft.



## Tzadik Building

600 S. Cliff Avenue, Sioux Falls, SD 57104

### Property Features

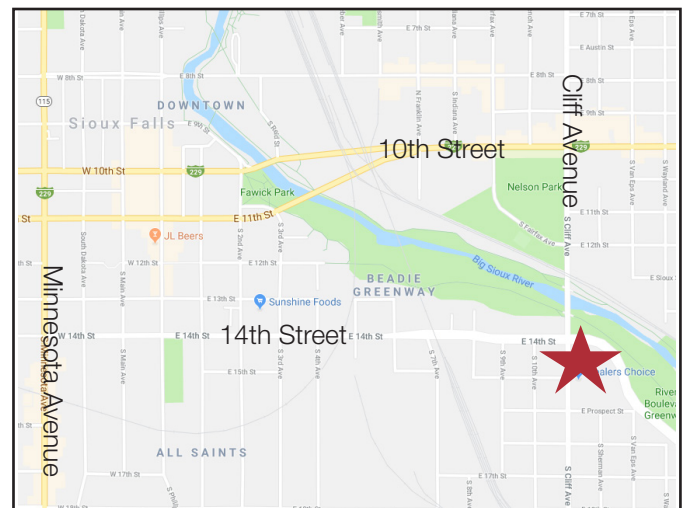
- Space A: 3,726 sq. ft.
- Space B: 3,900 sq. ft.
- A & B Combined: 7,626 sq. ft.
- Space C: 4,818 sq. ft.
- **Building owner will occupy 1/2 of space, tenant can choose which suite they prefer**
- 70+ paved, on-site parking spaces
- Monument and building signage

### Pricing

- Individual space lease rate: \$15.50/ sq. ft. gross plus utilities
- Single tenant lease rate: \$14.50/ sq. ft. gross plus utilities

### Location

- Located on the southeast corner of the Cliff Avenue and 14th Street intersection
- Area neighbors include: BP Get n' Go, Sioux Falls Federal Credit Union, Hagen Chiropractic, The Fire Emporium Inc., Avera Health



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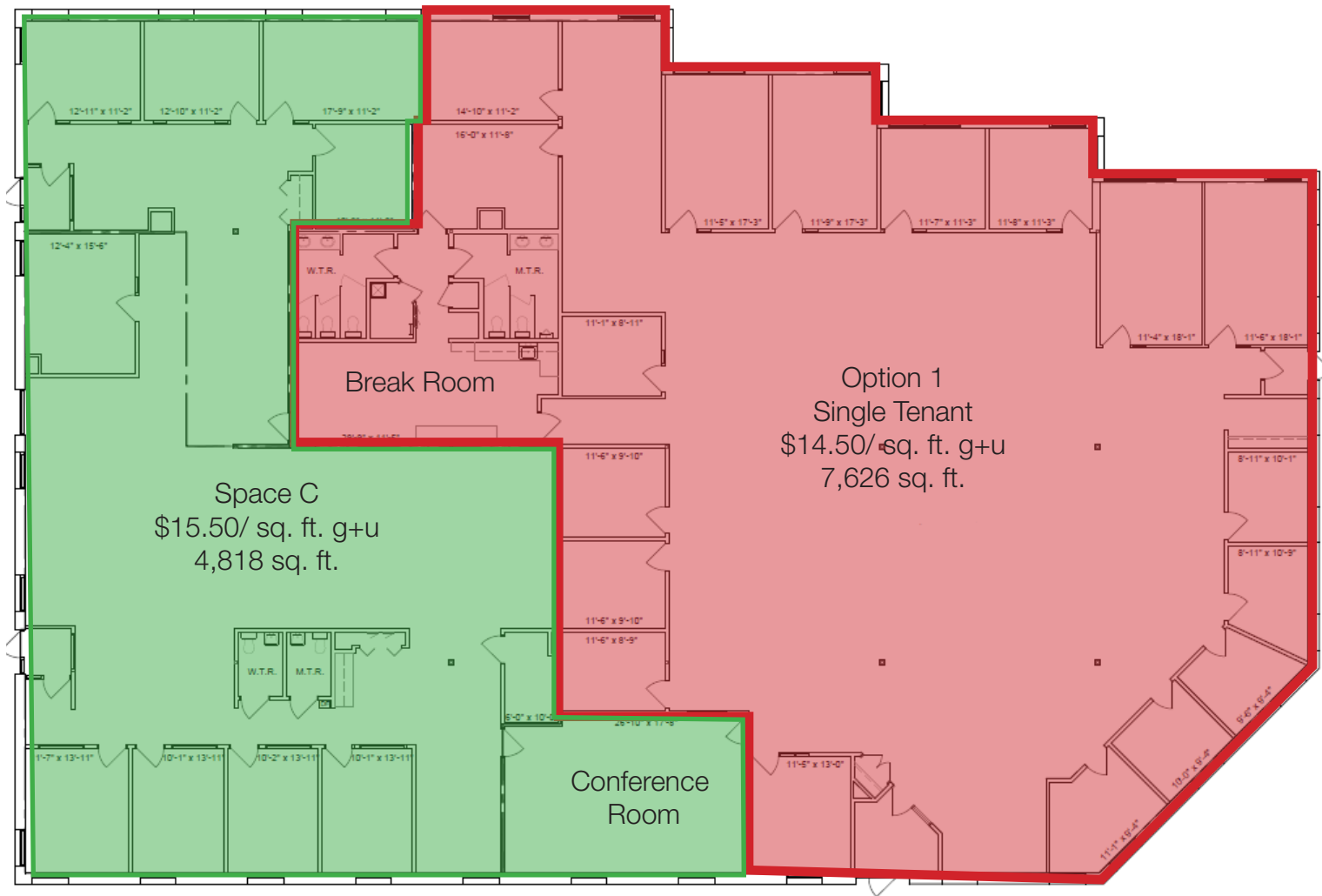


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### Option 1 Single Tenant

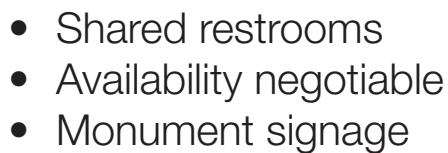
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- Availability negotiable
- Monument signage
- Building signage
- Break room
- Conference room



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