



Building Type:	Office
Available SF:	4,843
Number of Stories:	2
Expandable:	Unknown
Zoning:	Office
Year Built:	1987
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Lease Rate:	\$12
Lease Terms:	Triple Net
Last Updated:	Jun 27, 2023

Economic Development Contact

Amy Ibis
Vantis Commercial Real Estate
222 S. Main Avenue
Sioux Falls, SD 57104
(605) 215-0940

Property and Area Description

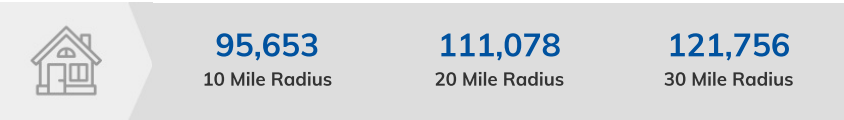
For Lease: 12.00 PSF Lease Terms: NNN Size: 2,060 SF to 4,843 SF Zoning: C-3 Land Size: 1.26 Acres Occupancy: Immediate Year Built: 1987 -Min. 2,060 SF to Max. 4,843 SF -Second floor office space -Ribbon windows allow an abundance of natural light into each suite -Great visibility near Empire Mall -Monument signage available -Ample parking -Improvements negotiable -14,000 vehicles per day on 49th St. -Building elevator Contact: VANTIS Commercial Real Estate 222 South Main Avenue Sioux Falls, SD 57104 605.215.0940 www.vantiscommercial.com

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Other
Rail Infrastructure in Place: Unknown