

**FOR
LEASE**

10TH STREET OFFICE

DOWNTOWN SIOUX FALLS OFFICE SPACE



**517 West 10th Street
Sioux Falls, SD 57104**



SIZE

1,875 sqft



PRICE

\$12.50 PSF (NNN)

Estimated NNN: \$5.21 PSF



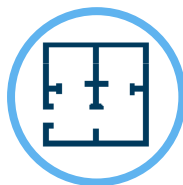
ALLOWANCE

Landlord is offering a paint and carpet allowance.



LOCATION

Office building located on 10th Street, two blocks west of Minnesota Avenue.



LAYOUT

Four offices, large reception area, conference room, in-suite restrooms and storage space.



AREA TENANTS

Olson Law Firm, Five Guys Burgers and Fries, Bank Midwest, Canfield, Family Dollar, NAPA Auto Parts, and YMCA.

Information deemed reliable, but not guaranteed.

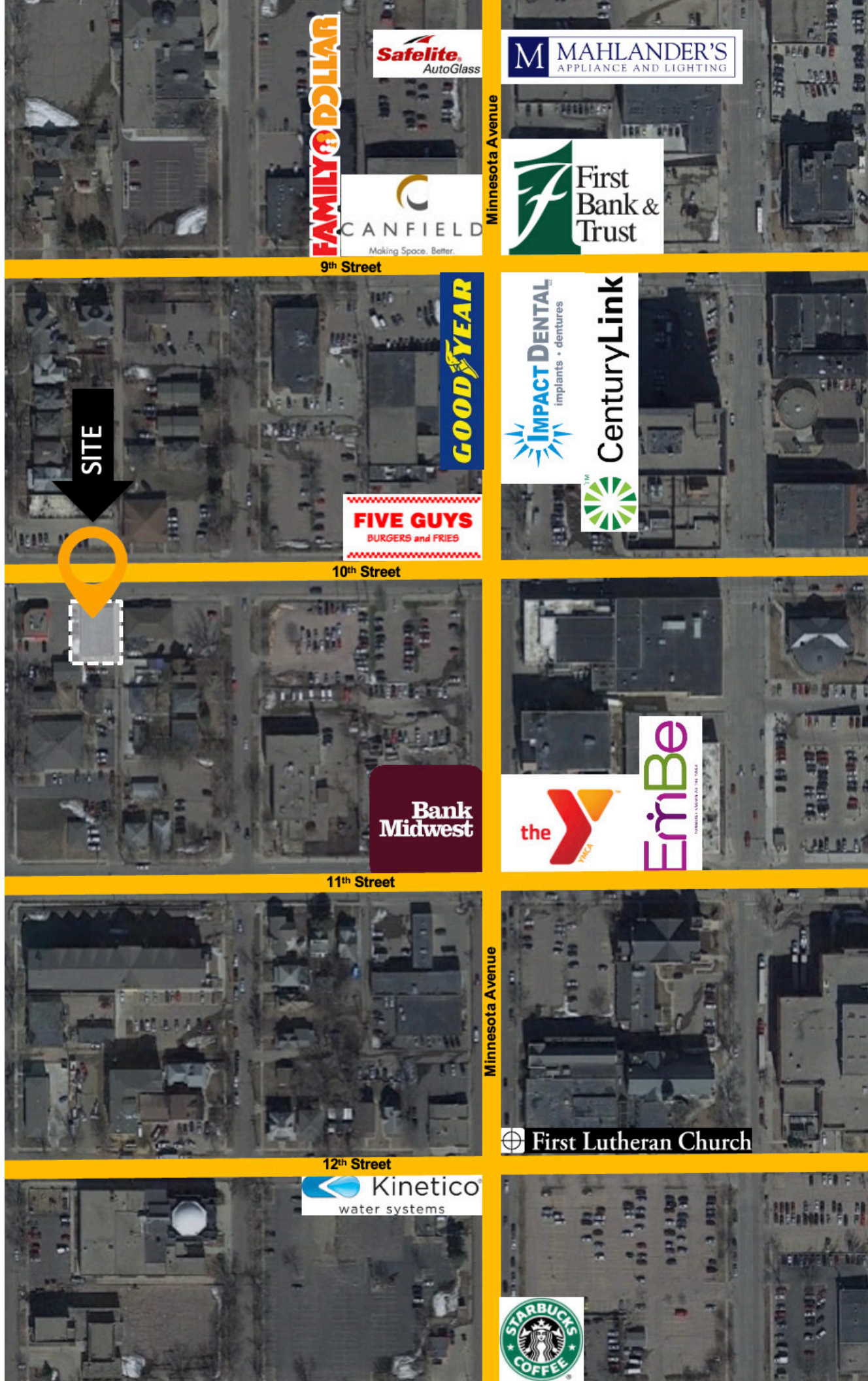


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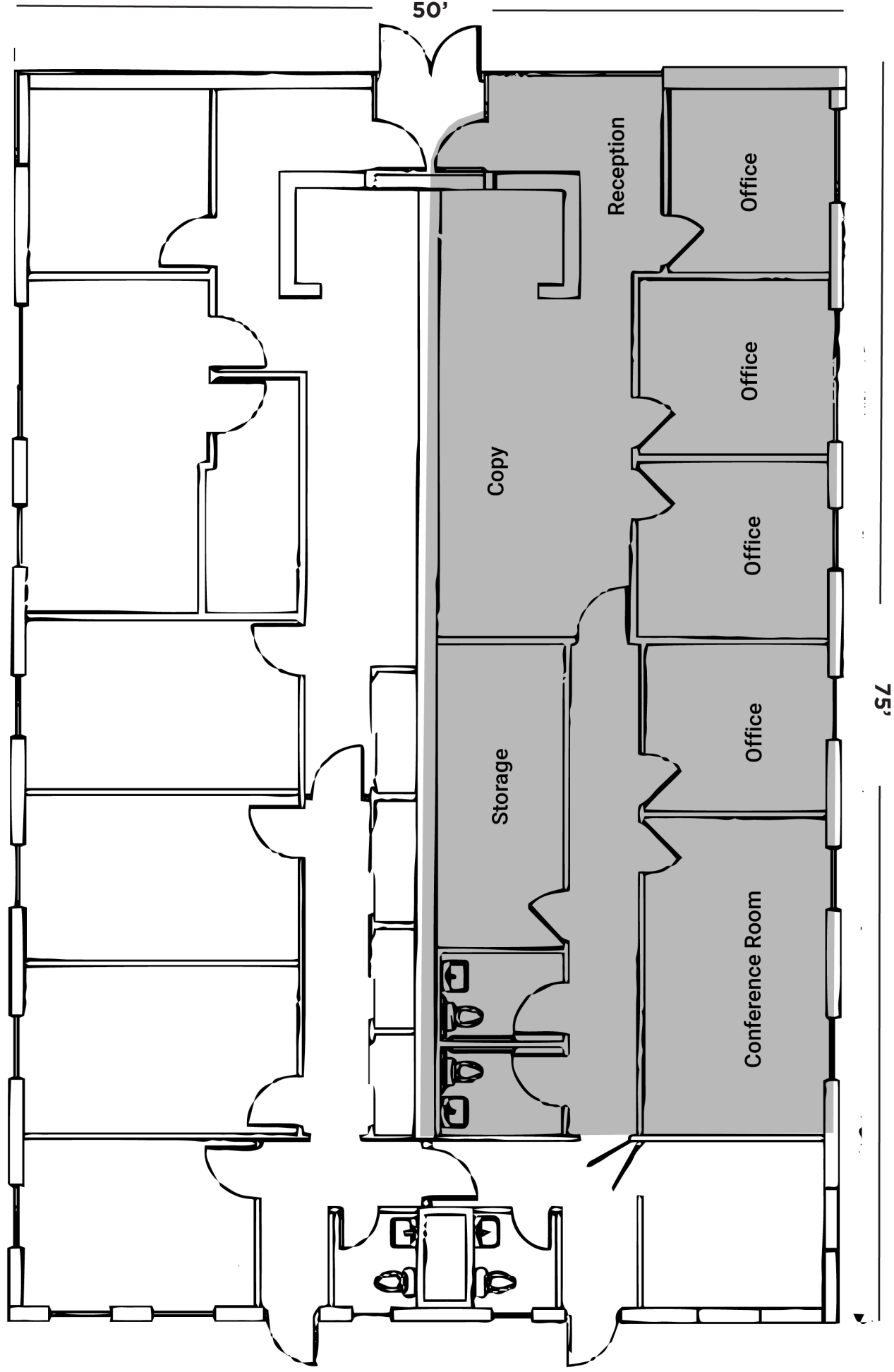


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AERIAL MAP



FLOOR PLAN



PHOTOS

