

**FOR
LEASE**

ROLLING HILLS WORK CAVES

NEAR WEST 57TH STREET & LOUISE AVE



4121 & 4135 W 57TH STREET
SIOUX FALLS, SD 57108



SIZE (2,937 sq ft)

Suite 4139: 1,958 sq ft (main) + 979 sq ft (upper level)
Suite 4141: 1,958 sq ft (main) + 979 sq ft (upper level)
Suite 4143: 1,958 sq ft (main) + 979 sq ft (upper level)



PRICE

\$2,000/month (Gross) + Utilities



LOCATION

Property is located on West 57th Street, one block from Louise Avenue near one of the busiest intersections in Sioux Falls directly south of the Rolling Hills Retail Center.



FEATURES

- Move-in ready, including a full kitchen and lounge area
- Appliances included
- Granite countertops
- Full bathroom including walk-in shower
- Washer and dryer included
- Two floors
- Luxurious workspace with all the amenities of home
- 20 ft. sidewalls
- Fully insulated
- Heated throughout
- Cooled throughout
- 12 ft x 14 ft insulated side-mounted motorized overhead door
- Four 5 ft x 6 ft windows per unit for natural lighting
- Dimmable LED Lights
- Access to the entrance from 57th Street

A member of the ownership group is a licensed real estate broker with the State of South Dakota.



Vick Patel



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RETAIL AERIAL MAP



PHOTOS



PHOTOS



PHOTOS

