



PROFESSIONAL OFFICE BUILDING

PROFESSIONAL OFFICE OPPORTUNITY

5101 South Nevada Avenue | Sioux Falls, SD 57108



SIZE

Main Floor: 7,608 rsf available
2nd Floor: 10,912 rsf available



PRICE

\$19.00 psf (NNN)
Estimated NNN: \$6.75 psf



LOCATION

Located off 57th Street and
Louise Avenue near Interstate 229.



AVAILABLE

See page 5 for details.



ZONING

LW - Live / Work



AREA TENANTS

Panera Bread, Noodles and Company,
Qdoba, Jimmy Johns, Jersey Mike's,
Tavern Grill, McDonald's, Taco John's,
Casey's, Pancheros, Verizon,
Highest Health Chiropractic,
Papa Murphy's, Hilton Garden Inn

Information deemed reliable but not guaranteed.



VBCLINK.COM

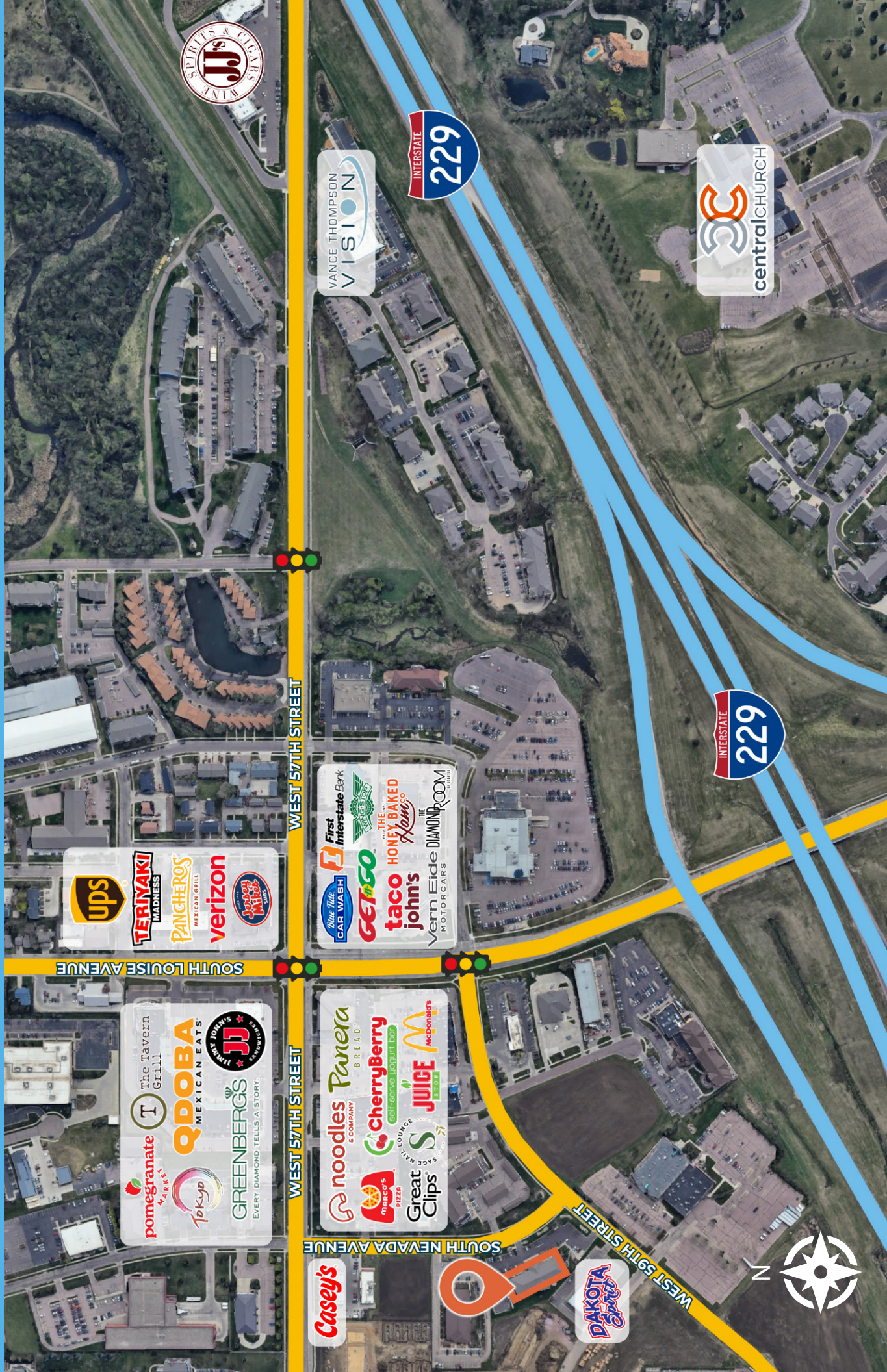
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

**MIKE
VAN BUSKIRK**

605.366.0936

mike@vbclink.com

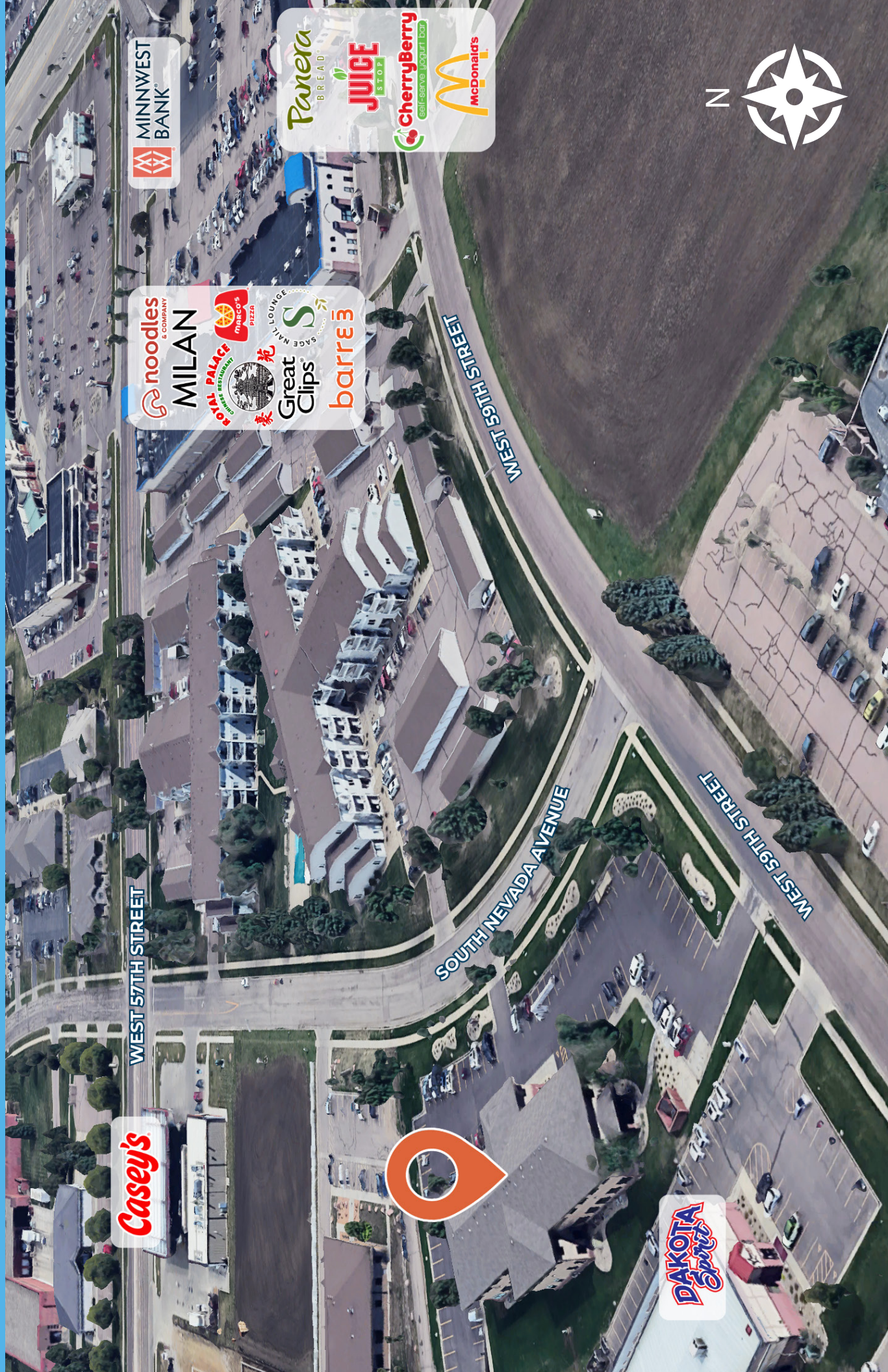
AREA RETAIL MAP



PARCEL MAP



SITE OVERVIEW



Casey's

DAKOTA
Spirit

noodles
& company
MILAN

ROYAL PALACE
RESTAURANT

Great
Clips

barre3

SAGE NAIL
LOUNGE

MARCO'S
PIZZA

MINNWEST
BANK

Panera
BREAD

JUICE
STOP

CherryBerry
SELF-SERVE JUICE BAR

McDonald's

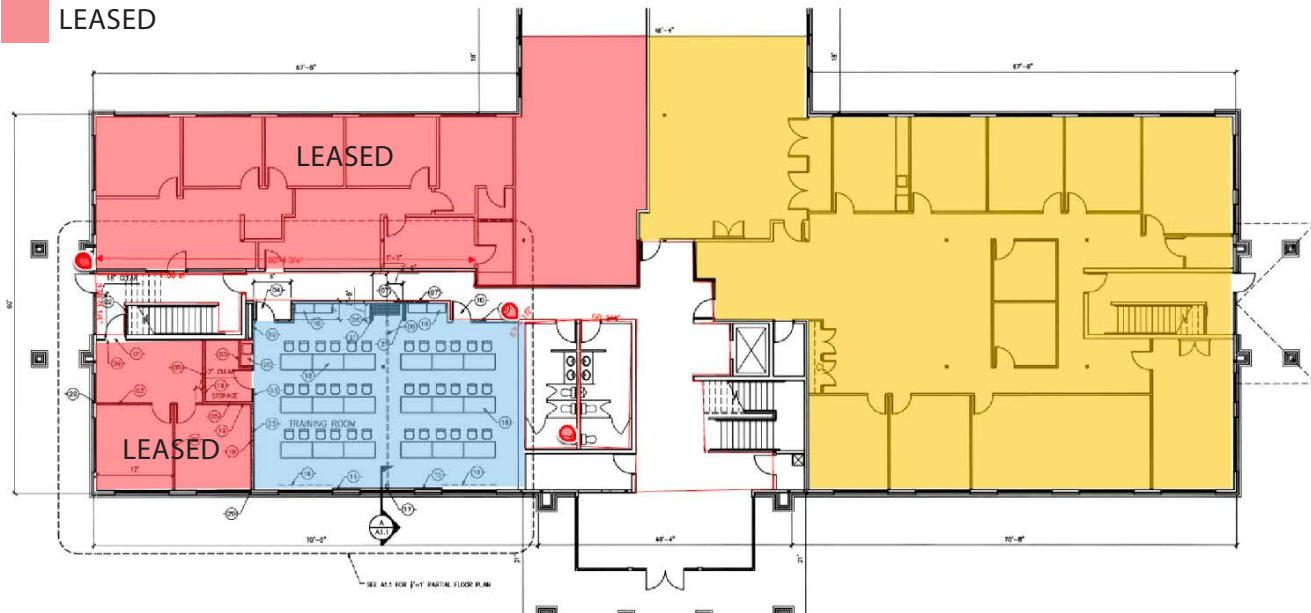


FLOOR PLAN

AVAILABLE : 5,442 RSF

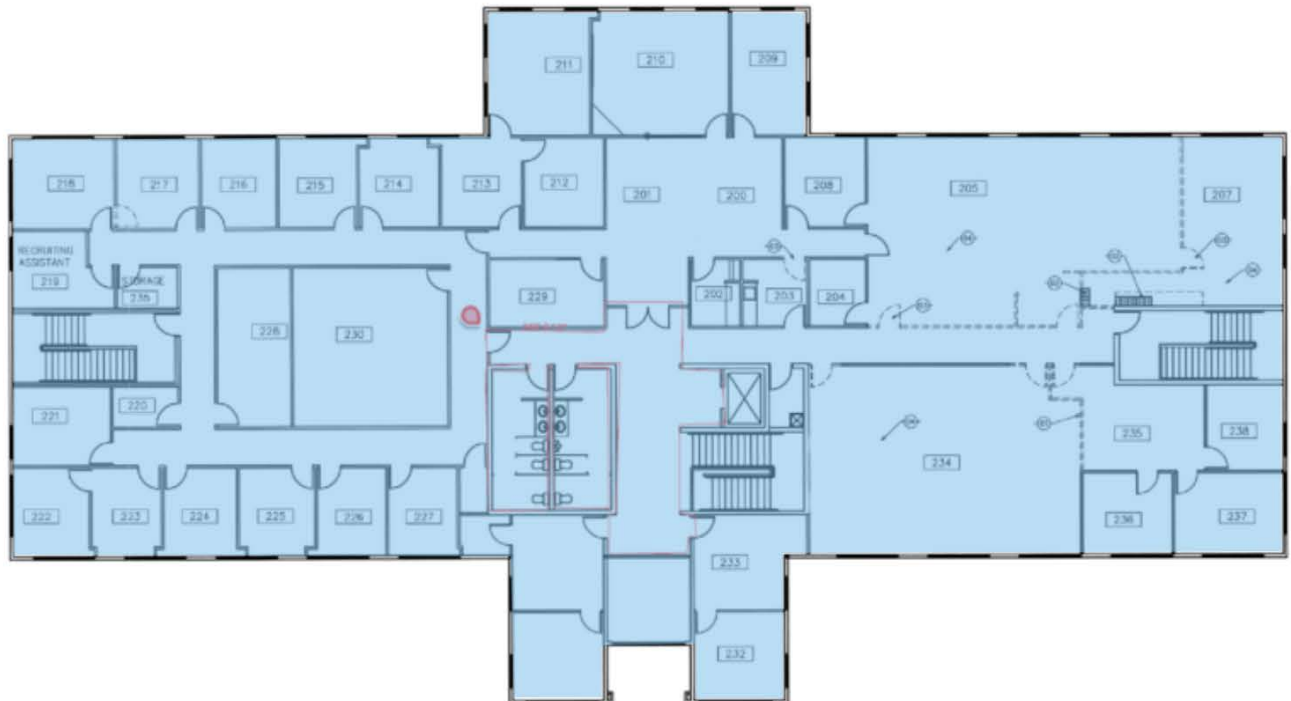
AVAILABLE 11/1/25 : 2,166 RSF

LEASED



SECOND FLOOR

AVAILABLE 11/1/25 : 10,912 RSF



INTERIOR PHOTOS



EXTERIOR PHOTOS

