



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

Now!



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.



VanBuskirkCo.com

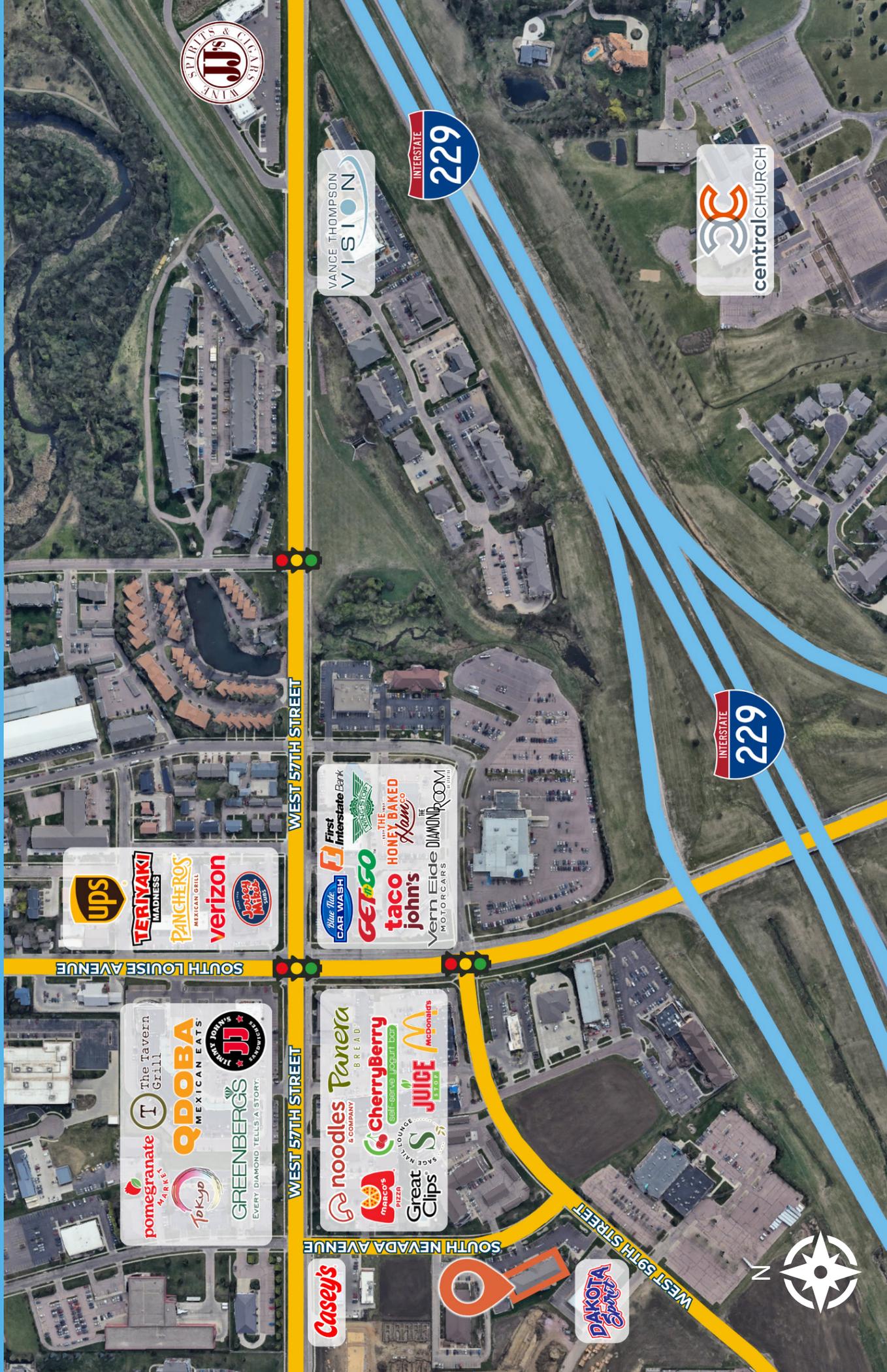
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

MIKE VAN BUSKIRK

605.366.0936

mike@vanbuskirkco.com

AREA RETAIL MAP



WEST 57TH STREET

SOUTH LOUISE AVENUE

WEST 57TH STREET

SOUTH NEVADA AVENUE

WEST 59TH STREET



PARCEL MAP



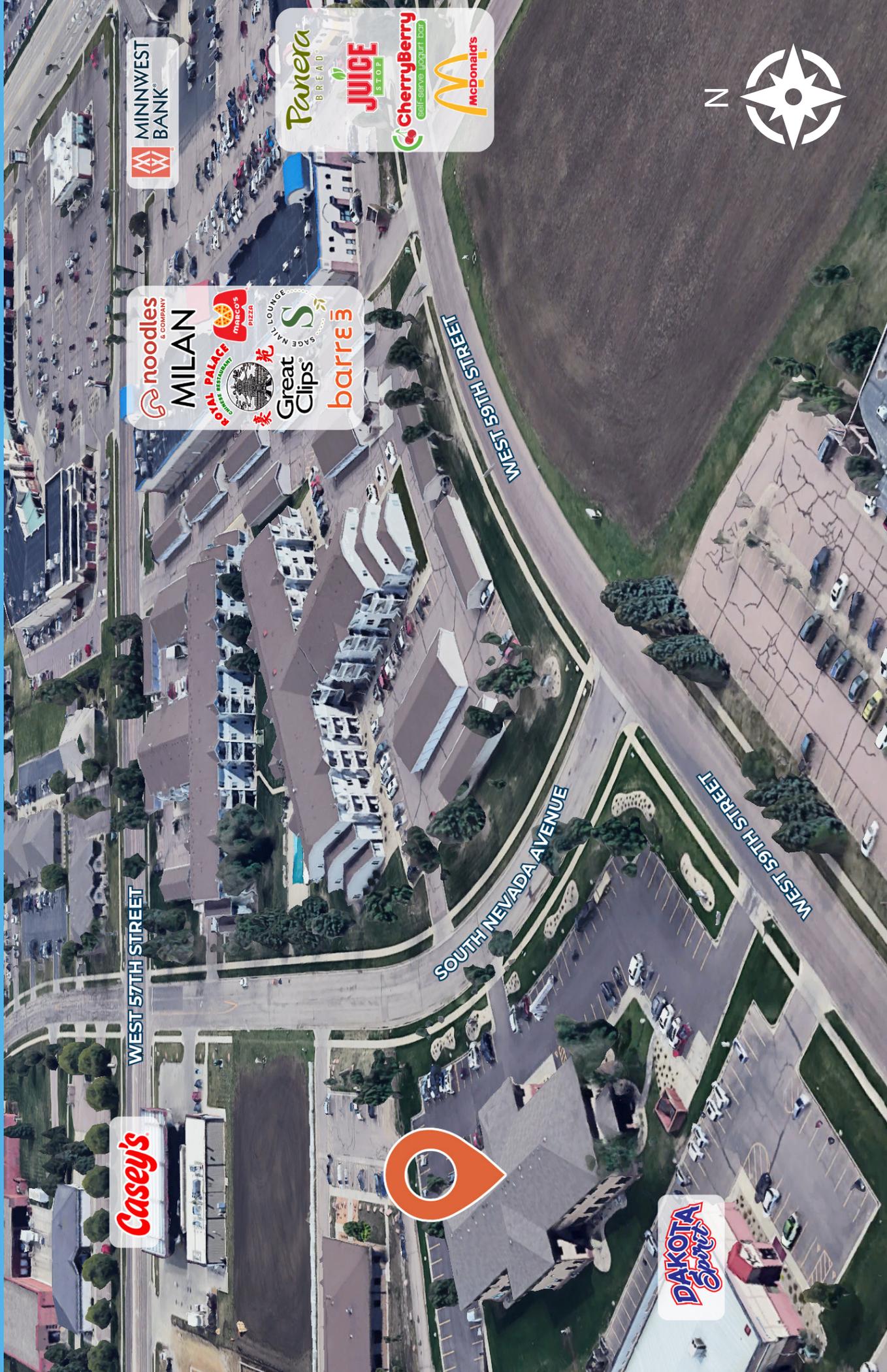
SOUTH NEVADA AVENUE

WEST 59TH STREET

ARIZONA CIRCLE

SOUTH ROLLING GREEN AVENUE

SITE OVERVIEW



Casey's

WEST 57TH STREET

noodles & COMPANY
MILAN

ROYAL PALACE RESTAURANT
MARCIO'S PIZZA

Great Clips
barre3

Panera BREAD
JUICE STORE
CherryBerry
McDonald's

SOUTH NEVADA AVENUE



DAKOTA Sports

WEST 59TH STREET



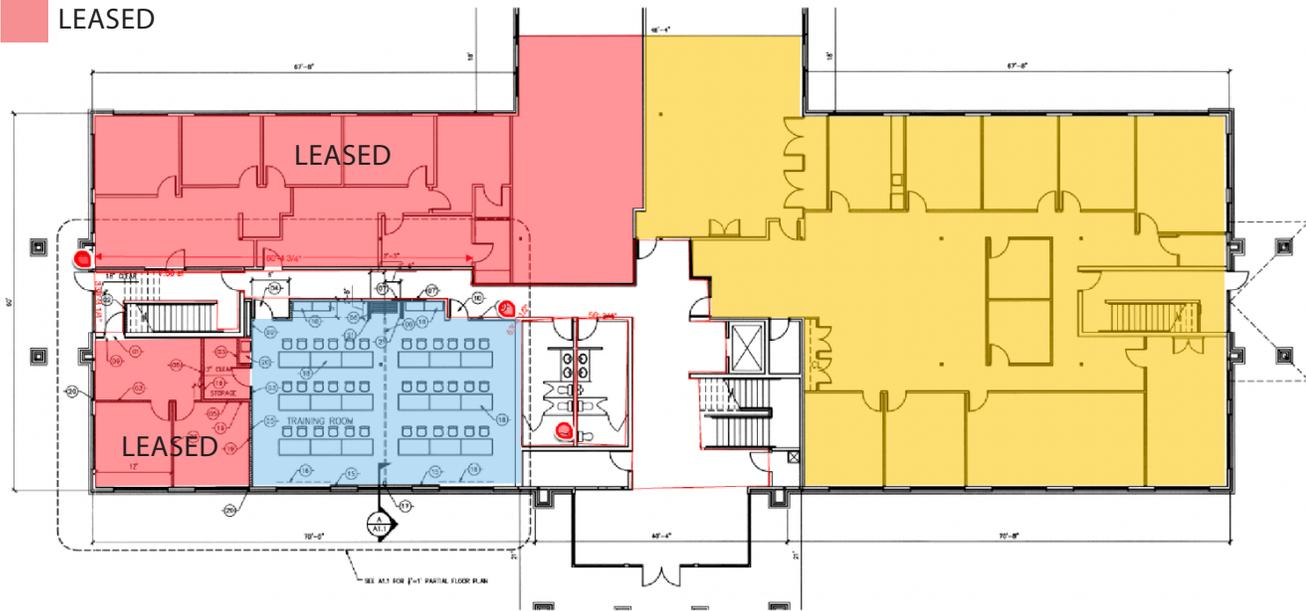
FLOOR PLAN

FIRST FLOOR

AVAILABLE : 5,442 RSF

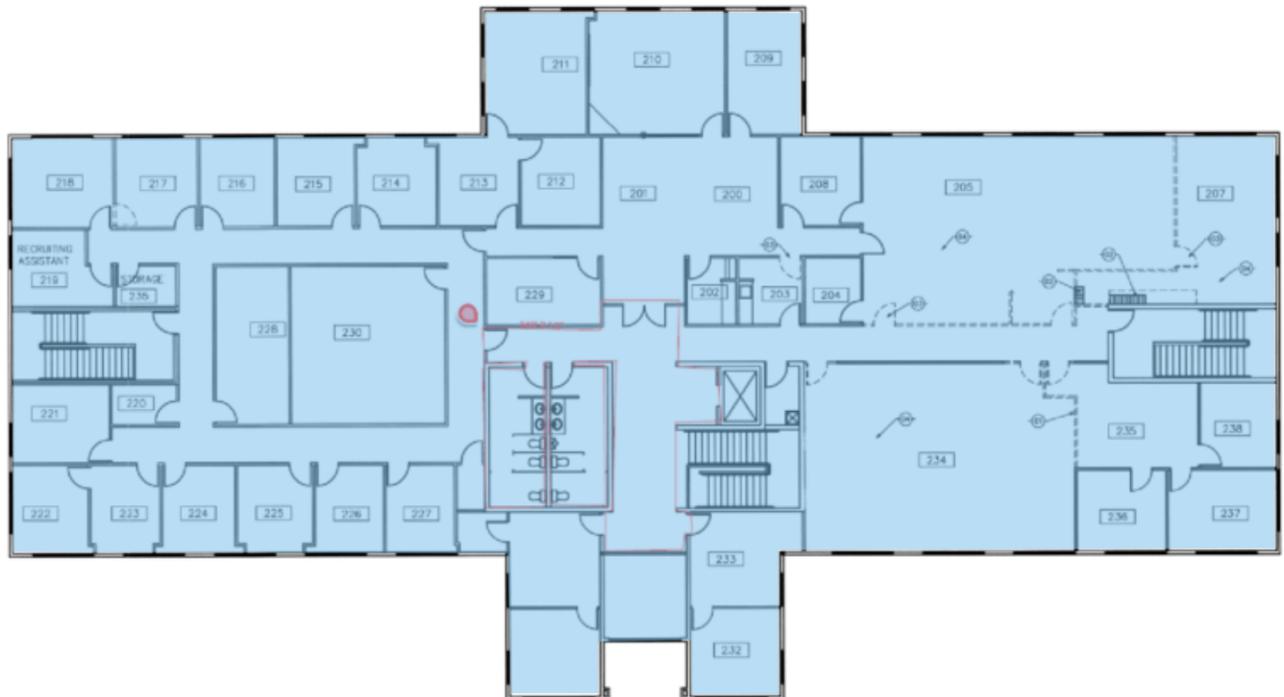
AVAILABLE : 2,166 RSF

LEASED



SECOND FLOOR

AVAILABLE : 10,912 RSF



INTERIOR PHOTOS



EXTERIOR PHOTOS

