

FOR LEASE

Nevada Office Building

PROFESSIONAL OFFICE IN SOUTHWEST SIOUX FALLS

5101 South Nevada Avenue | Sioux Falls, SD 57108



SIZE

Suite 100: 2,166 rsf

Suite 150: 5,422 rsf

Suite 200: 10,912 rsf



PRICE

\$19.00 psf (NNN)

Estimated NNN: \$7.45 psf



LOCATION

In the premier south Sioux Falls corridor, east of S Louise Ave and W 57th St, this location offers seamless connectivity to I-29 and access to the area's most established retail, dining, and professional amenities.



T.I.A.

Negotiable



LAYOUT

Suite 100: Open room, large windows, and operable partition wall.

Suite 150: Reception area, 7 offices, conference room, training room, employee breakroom.

Suite 200: Several offices (subdividable)



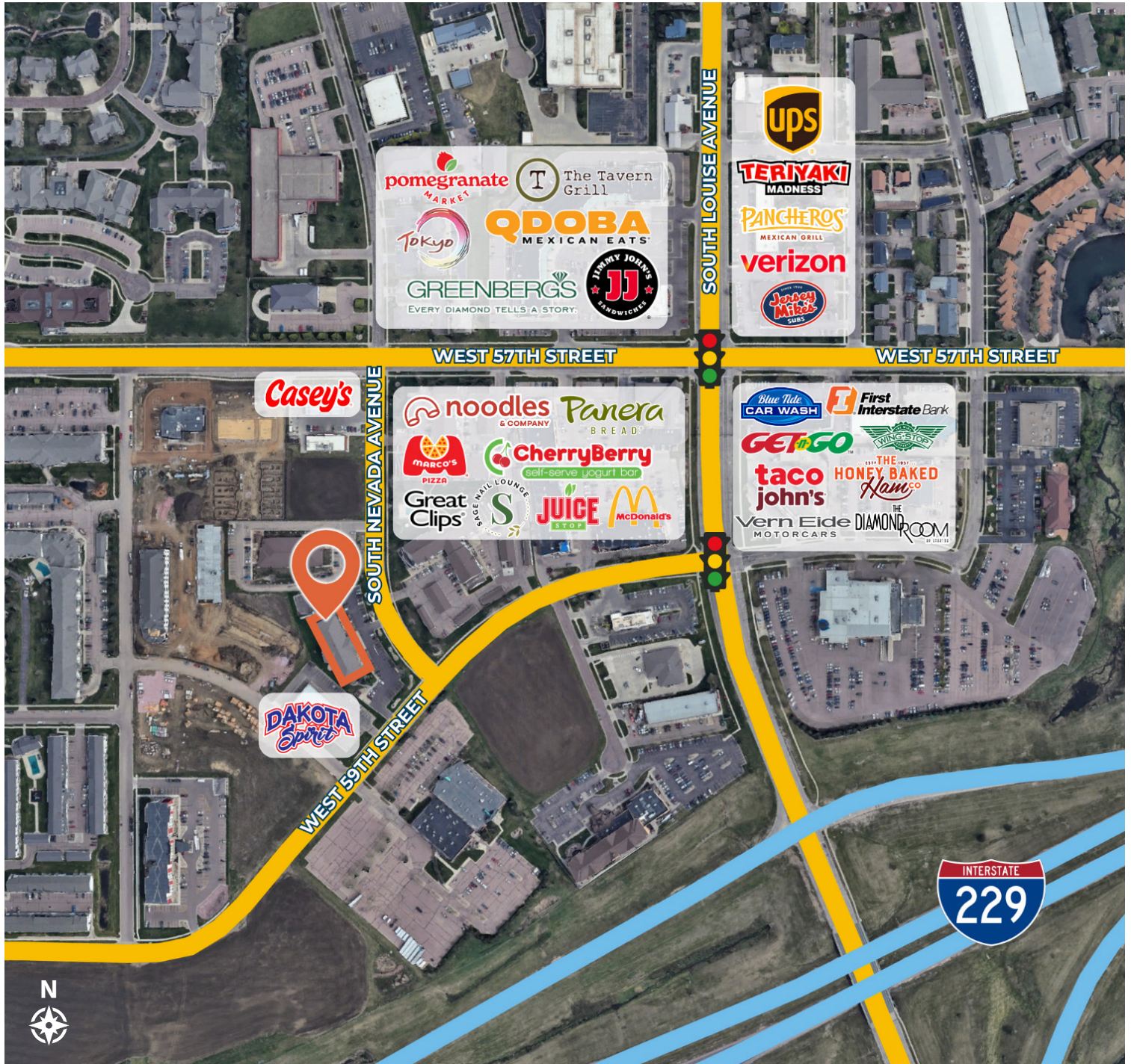
AREA TENANTS

Casey's General Store, Dakota Spirit, Staybridge Suites, McDonald's, Panera Bread, Noodles & Co, Vern Eide, Get-N-Go, Taco John's, First Interstate Bank, Jersey Mike's Subs, Verizon, Supercuts, Simply Nails, Jimmy John's, QDOBA, The Tavern Grill

Information deemed reliable, but not guaranteed.

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Area Retail Map Nevada Office Building



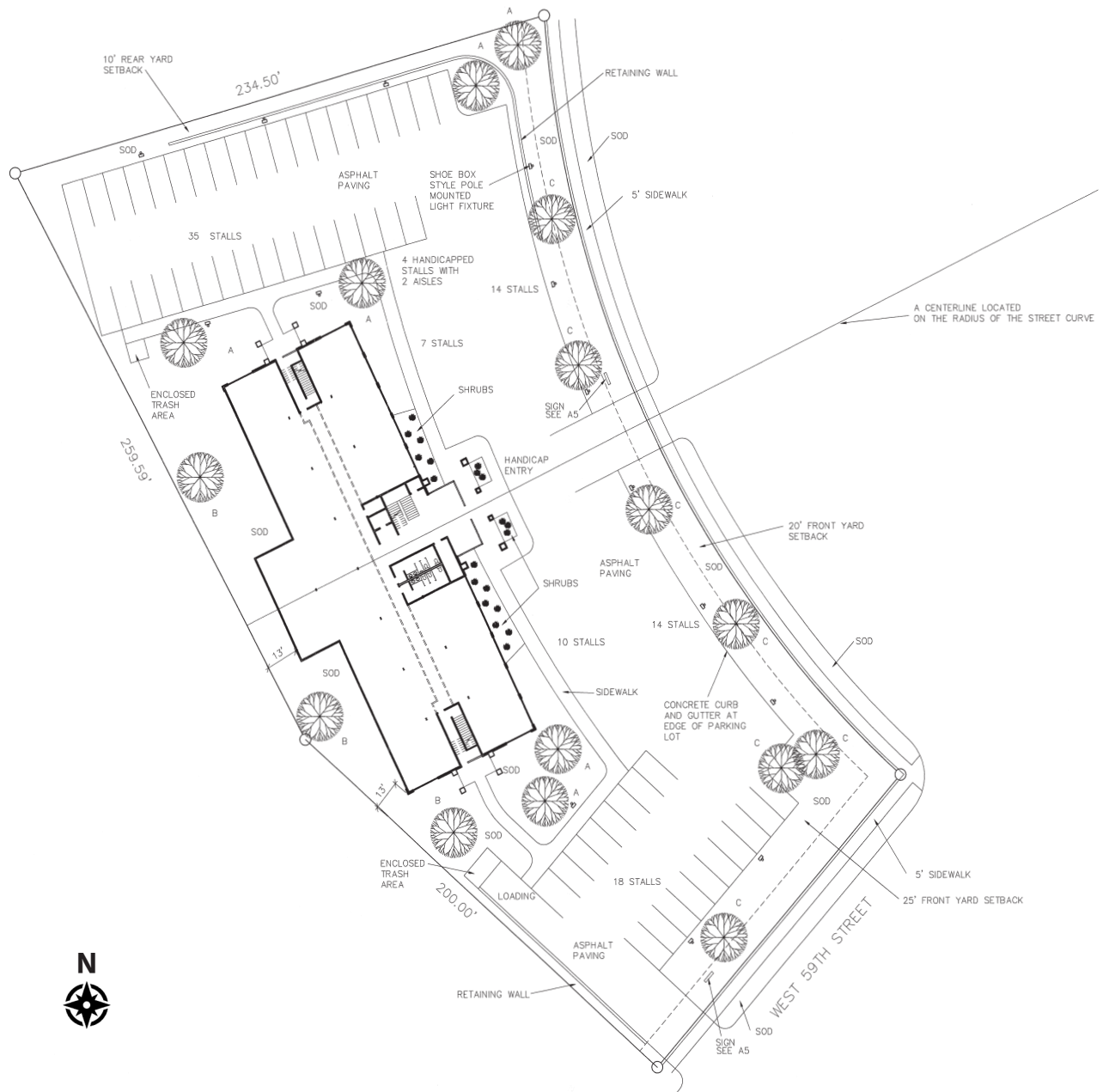
FOR
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Parcel Map
Nevada Office Building



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Site Plan Nevada Office Building

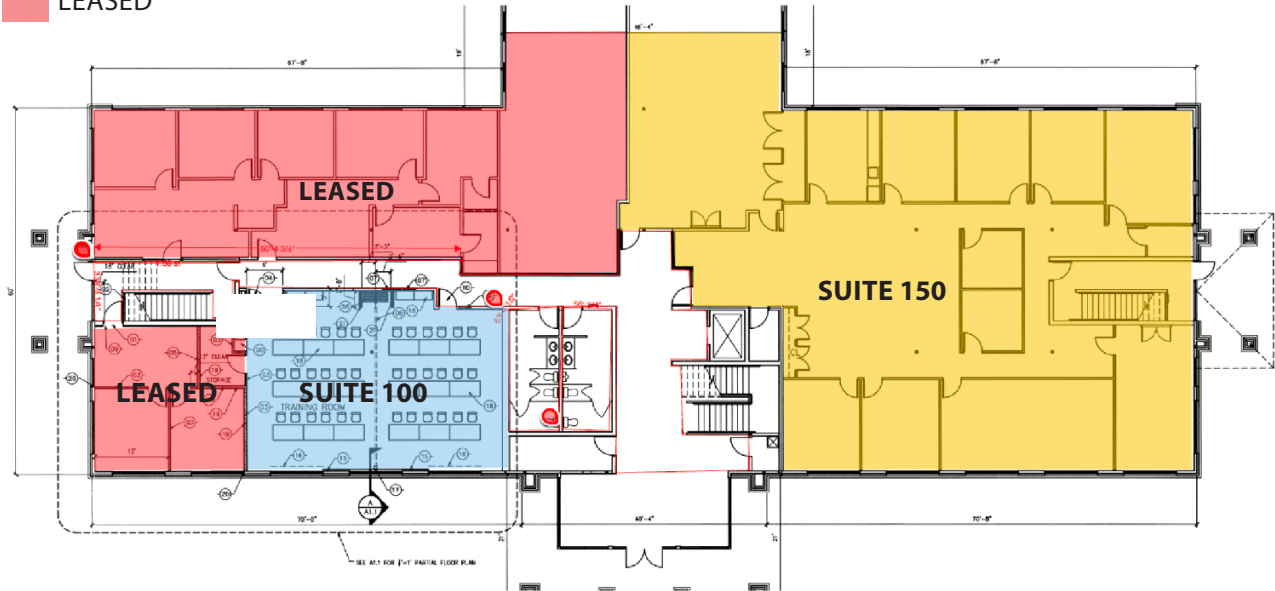


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Building Floor Plan Nevada Office Building

FIRST FLOOR

- SUITE 100 : 2,166 RSF
- SUITE 150 : 5,442 RSF
- LEASED



SECOND FLOOR

- SUITE 200 : 10,912 RSF
(SUBDIVIDABLE)



**FOR
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Suite 100 Photos
Nevada Office Building



**FOR
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Suite 150 Photos
Nevada Office Building



**FOR
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Suite 200 Photos
Nevada Office Building

