



### 5929 S. Mogen Avenue Sioux Falls, SD 57108

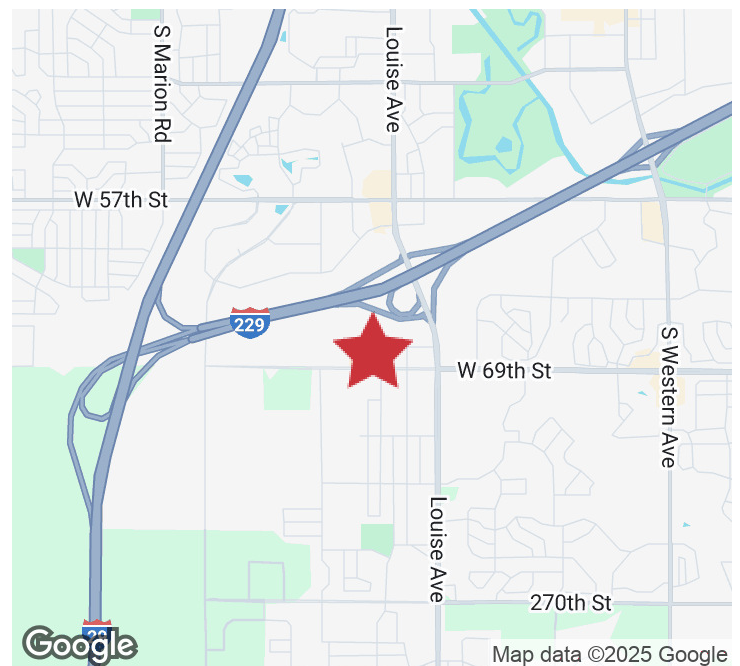
#### PROPERTY HIGHLIGHTS

- Main Level - 14,400 SF
- Lower Level - 3,530 SF
- Currently configured for office/call center use
- Ability to convert into a multi-tenant building
- 125 parking spaces
- Additional 60,000 SF of land for expansion, future development, or equity development for buyer

#### LOCATION DESCRIPTION

Located southwest of the I-229/Louise Avenue interchange. Area neighbors include Holiday Inn Express & Suites, Five Star Call Centers, Avera Research Institute, Comfort Inn & Suites, Hampton Inn & Suites, Missouri River Energy Services, Avera Heart Hospital, Avera Behavioral Health Center.

Sale Price	<b>SEE PAGE 2</b>
Main Level Lease Rate	<b>\$14.00/SF NNN</b>
Lower Level Lease Rate	<b>\$5.00/SF NNN</b>
Total Building Size	<b>17,930 SF</b>



**DENNIS BRESKE, CCIM, SIOR, MBA**  
Senior Vice President  
dbreske@naisiouxfalls.com  
605.310.6666



**RICH NASER**  
Broker Associate  
rnaser@naisiouxfalls.com  
605.366.2059

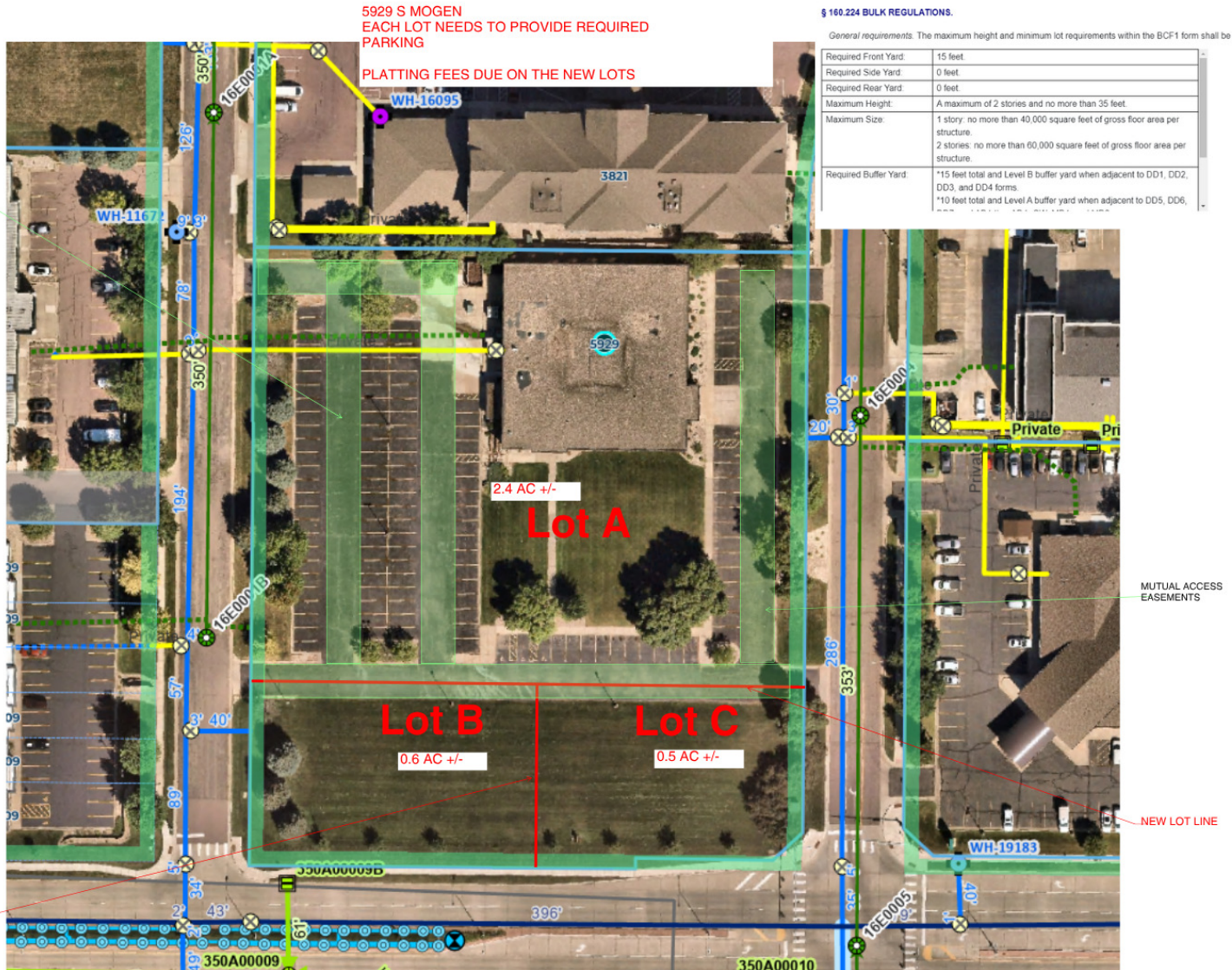
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
[naisiouxfalls.com](http://naisiouxfalls.com)



# POTENTIAL REPLAT OF PROPERTY

5929 S. MOGEN AVENUE  
Sioux Falls, SD 57108

FOR SALE & LEASE  
Office Building



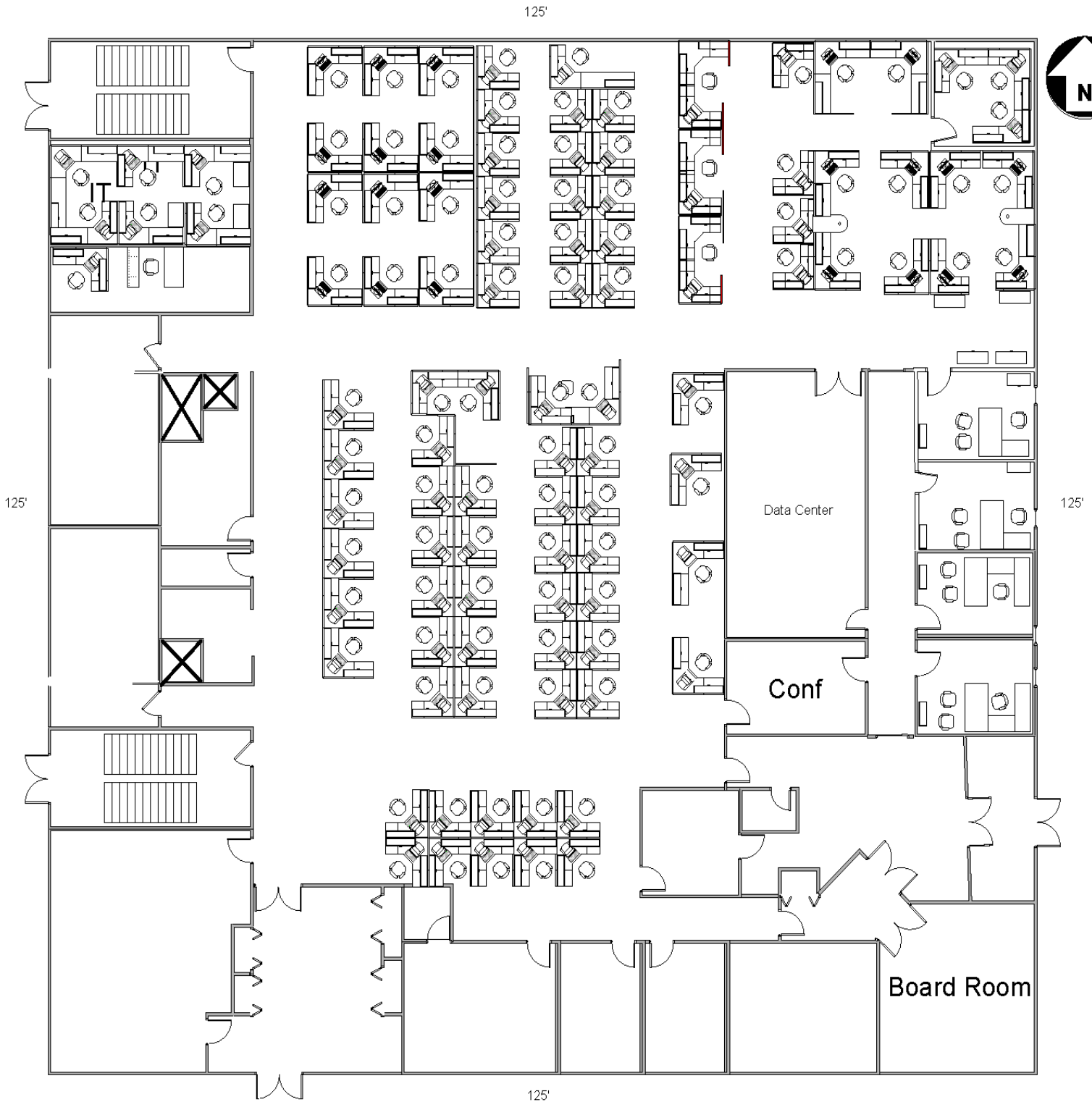
Purchase just Lot A for \$2,600,000 or A, B, & C for \$3,100,000. Lots B & C can not be purchased until Lot A is sold and closed.

Lot A	\$2,600,000
Lot B	\$250,000
Lot C	\$250,000

# FLOOR PLAN

5929 S. MOGEN AVENUE  
Sioux Falls, SD 57108

FOR SALE OR LEASE  
Office Building



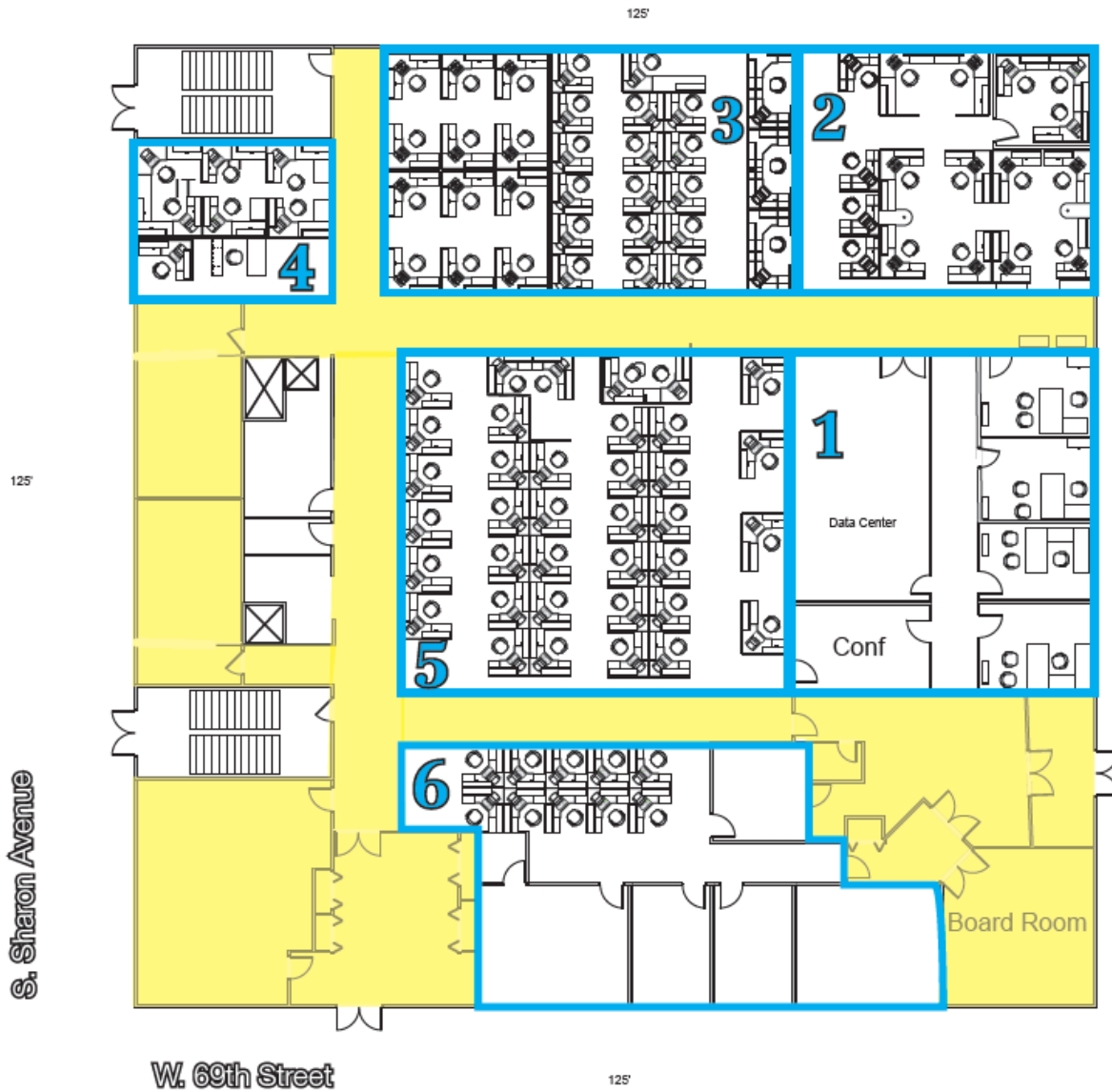
# MULTI-TENANT FLOOR PLAN

5929 S. MOGEN AVENUE

Sioux Falls, SD 57108

FOR SALE OR LEASE

Office Building



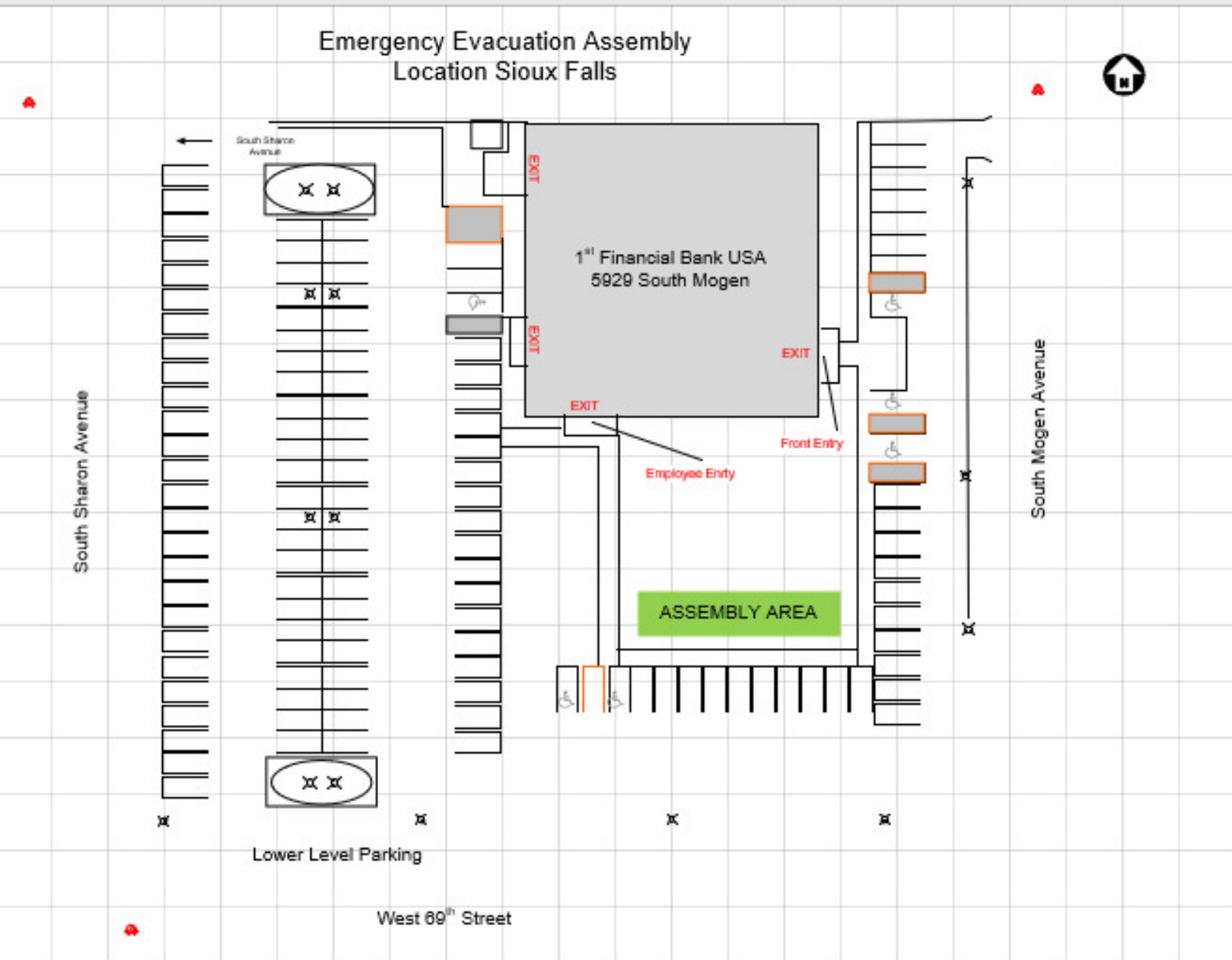
Yellow shaded areas denotes shared common area.  
Common area square footage can be allocated to each suite.



# SITE PLAN

5929 S. MOGEN AVENUE  
Sioux Falls, SD 57108

FOR SALE OR LEASE  
Office Building



# PHOTOS

5929 S. MOGEN AVENUE  
Sioux Falls, SD 57108

FOR SALE OR LEASE  
Office Building





# PHOTOS

5929 S. MOGEN AVENUE  
Sioux Falls, SD 57108

FOR SALE OR LEASE  
Office Building





# LOT LAYOUT

5929 S. MOGEN AVENUE

Sioux Falls, SD 57108

FOR SALE OR LEASE

Office Building





# AERIAL

5929 S. MOGEN AVENUE  
Sioux Falls, SD 57108

FOR SALE OR LEASE  
Office Building



Subject Property

Google

Map data © 2025 Imagery © 2025 Airbus, Maxar Technologies, USDA/FPAC/GEO