



## Suite 160

2600 W. 49th Street, Sioux Falls, SD 57105

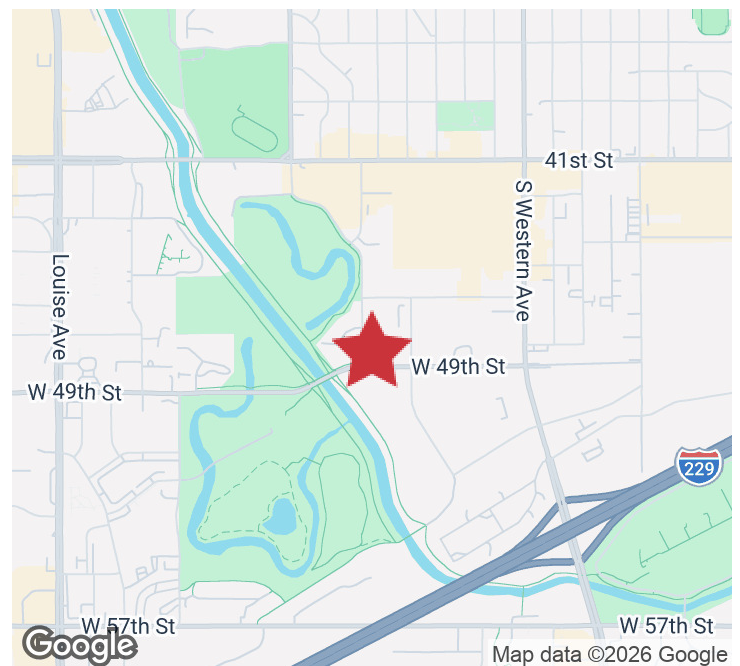
### PROPERTY HIGHLIGHTS

- Brand new carpet, paint, LED lights, and ceiling tiles
- Open space for cubicles or desks, 1 private office or conference room
- Longer term lease available from the landlord
- Garage parking at \$100 per month
- Brand new shared kitchen and conference room for all tenants
- Lease Expiration: 11/30/2026

### LOCATION DESCRIPTION

Located on the corner of 49th Street and Kiwanis Avenue  
Co-tenants include Solarity, Vance Thompson Vision, Computer Forensic Resources, and South Dakota State Medical Association  
Area neighbors include NAI Sioux Falls, Helpline Center, Children's Dental Center, Voyage Federal Credit Union, Sioux Falls Parks & Rec, Runnings

Suite 160 Sublease Rate	<b>\$18.00/SF NNN</b>
NNN Expenses	<b>\$8.36 PSF INCLUDES UTILITIES</b>
Suite Size	<b>1,667 SF</b>



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# SUITE 160 PHOTOS

2600 W. 49TH STREET,  
Sioux Falls, SD 57105

FOR SUBLEASE

Office Suite



# COMMON AREA PHOTOS

2600 W. 49TH STREET,  
Sioux Falls, SD 57105

# FOR SUBLEASE

Office Building



