



**Suite 106
Available**

5604 W. 41st Street
Sioux Falls, SD 57106

Lease Rate	\$10.00/SF NNN
Suite 106	2,700 SF

PROPERTY HIGHLIGHTS

- Suite 106: Reception area, waiting area, break room, storage room, seven offices, and a large conference room; available now
- Building and monument signage available
- 3-5 year lease terms
- Estimated NNN Expenses: \$5.50/SF

LOCATION DESCRIPTION

Located on 41st Street west of Marion Road

Area Neighbors include Kappenman Family Dental, Lewis Drug, US Bank, Wells Fargo Bank

41st Street Traffic Count: 17,700 vpd



BRIANA KACMARYNSKI
Broker Associate
brianak@naisiouxfalls.com
605.370.1808



GREGG BROWN, MBA, SIOR
Partner
gbrown@naisiouxfalls.com
605.906.0394

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLAN

5604 W. 41ST STREET
Sioux Falls, SD 57106

FOR LEASE

Office Building

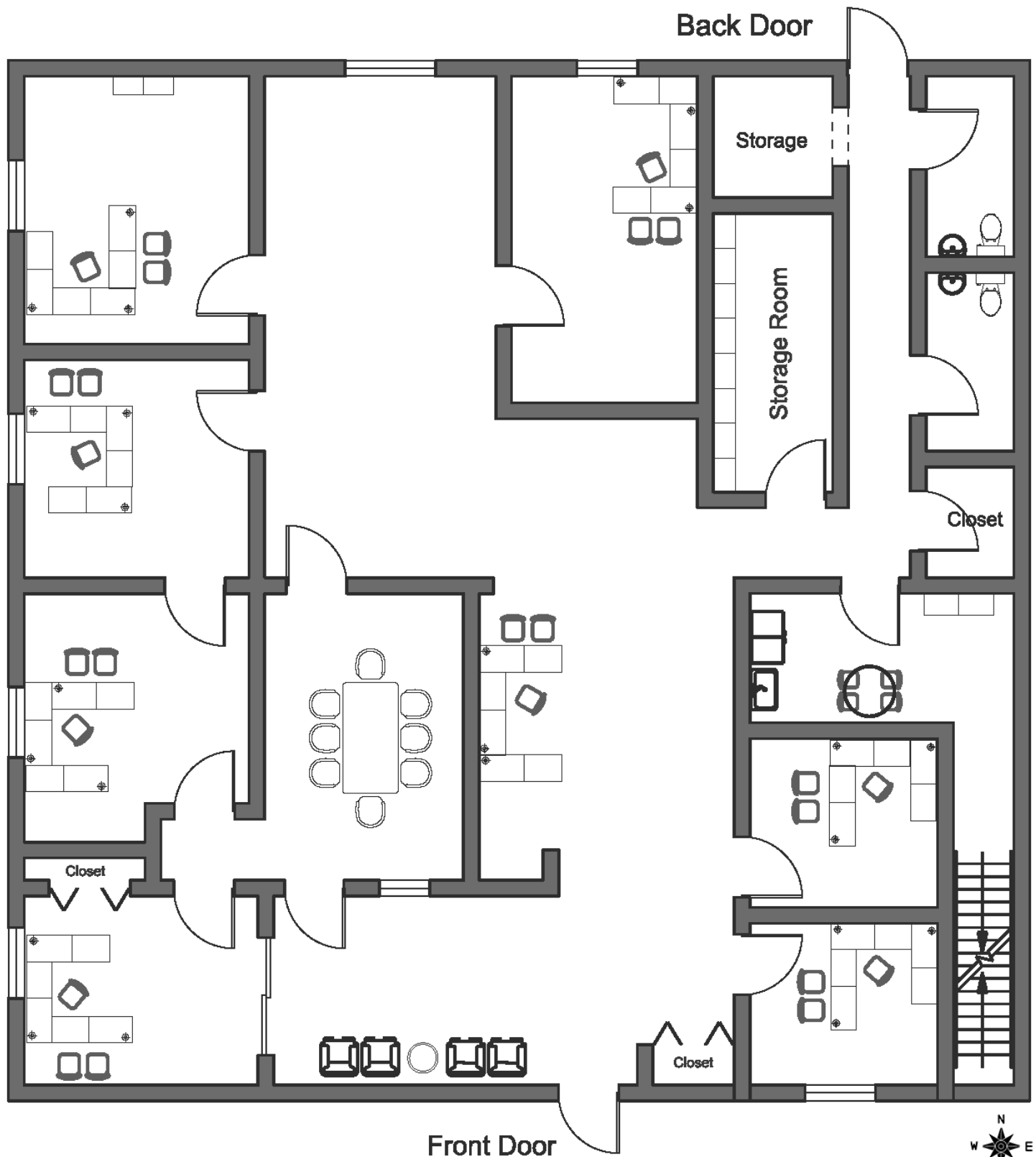


SUITE 106 FLOOR PLAN

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Office Suite



SUITE 106 PHOTOS

5604 W. 41ST STREET

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SUITE 106 PHOTOS

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PARCEL

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FOR LEASE



AERIAL

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FOR LEASE

