



4205 W. 53rd Street Sioux Falls, SD 57106

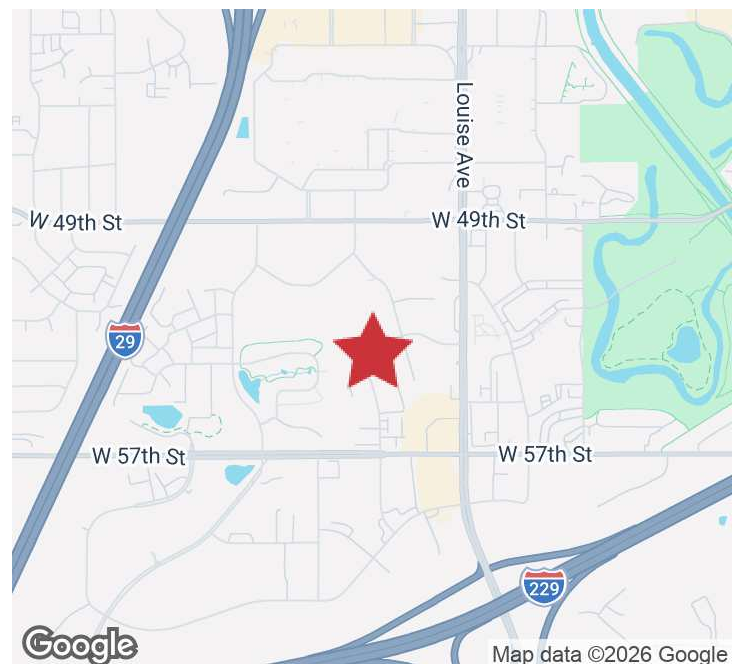
PROPERTY HIGHLIGHTS

- Large office building for Sale or Lease
- Built in 2000
- Recently updated with new carpet, LED lighting and paint
- Building & monument signage available
- Ample parking
- Zoned: Office
- 2025 Property Taxes: \$23,923.60
- Located northwest of the intersection at 57th & Louise

LEASE HIGHLIGHTS

- Suite 100: 3,202 SF (Available Nov. 1, 2026)
 - Suite 400: 3,977 SF (Contiguous with Suite 100 for 7,179 SF total)
 - Suite 200: 2,715 SF (New LED lights and paint)
- Total available: Up to 9,894 SF (all three suites)
- NNN Expenses: \$5.45/SF / Utilities: \$1.75/SF

Sale Price	\$1,320,000 (\$115.02 PSF)
Lease Rate	\$10.00/PSF NNN + UTIL.
Building SF	11,476 SF
Lot Size	1.79 AC (77,994 SF)



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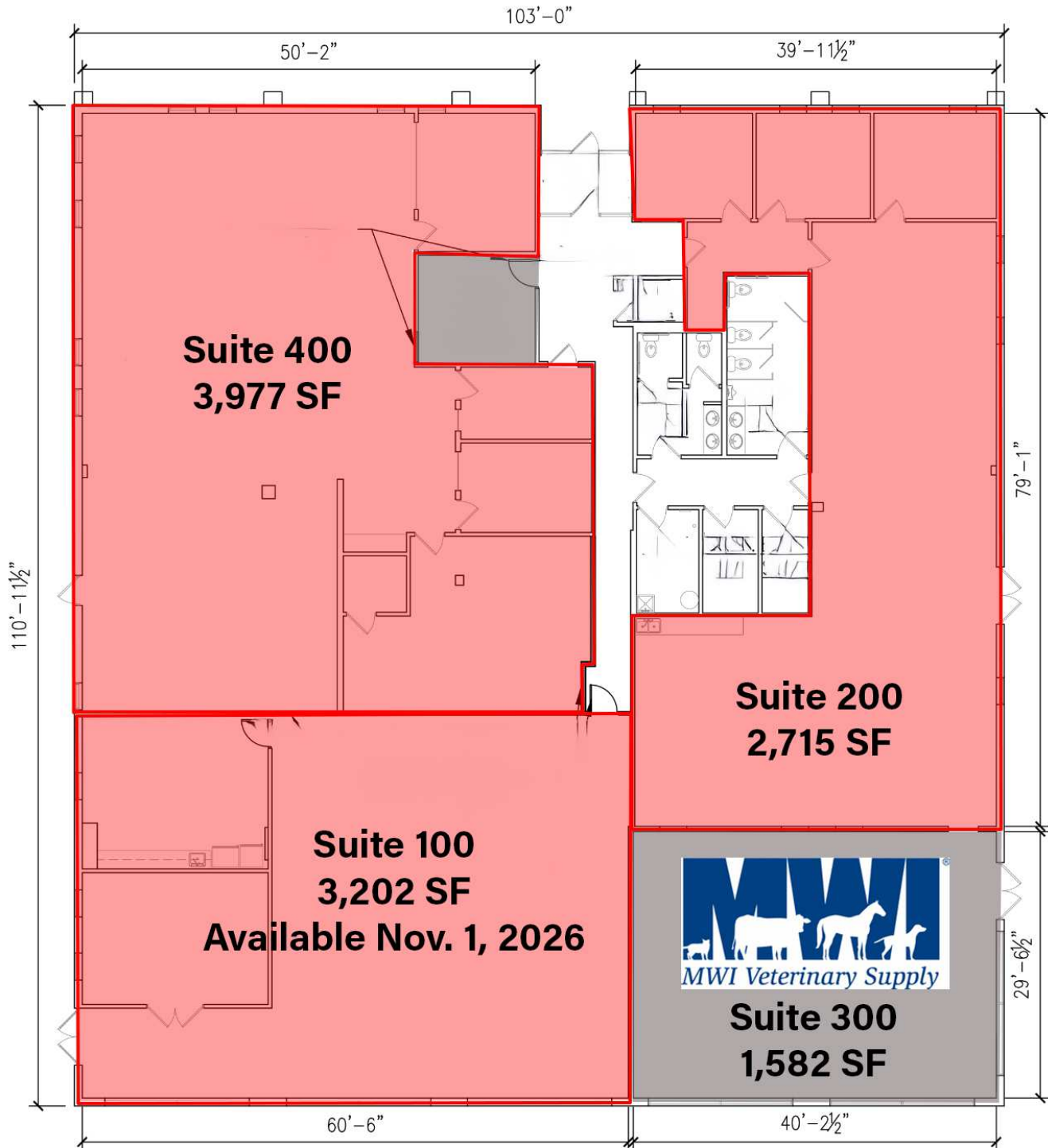
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FLOOR PLAN

4205 W. 53RD STREET
Sioux Falls, SD 57106

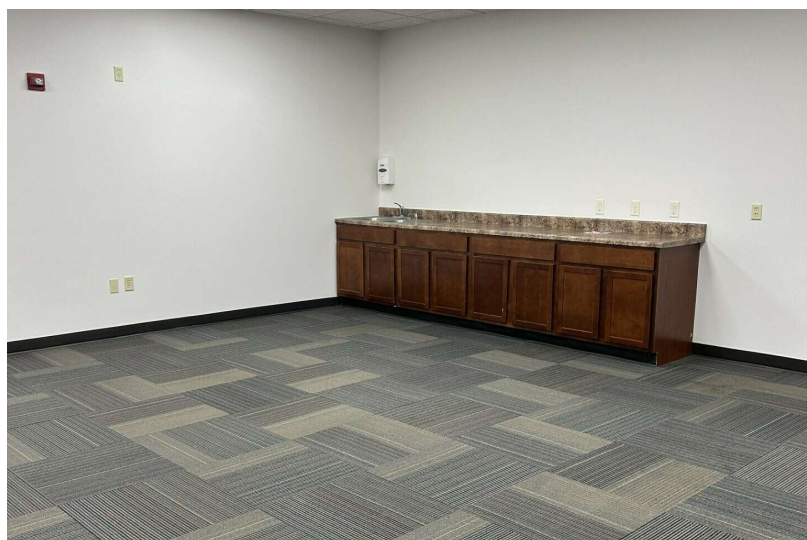
FOR SALE & LEASE
Office Building



SUITE 200 PHOTOS

4205 W. 53RD STREET
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FOR SALE & LEASE
Office Building



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SUITE 400 PHOTOS

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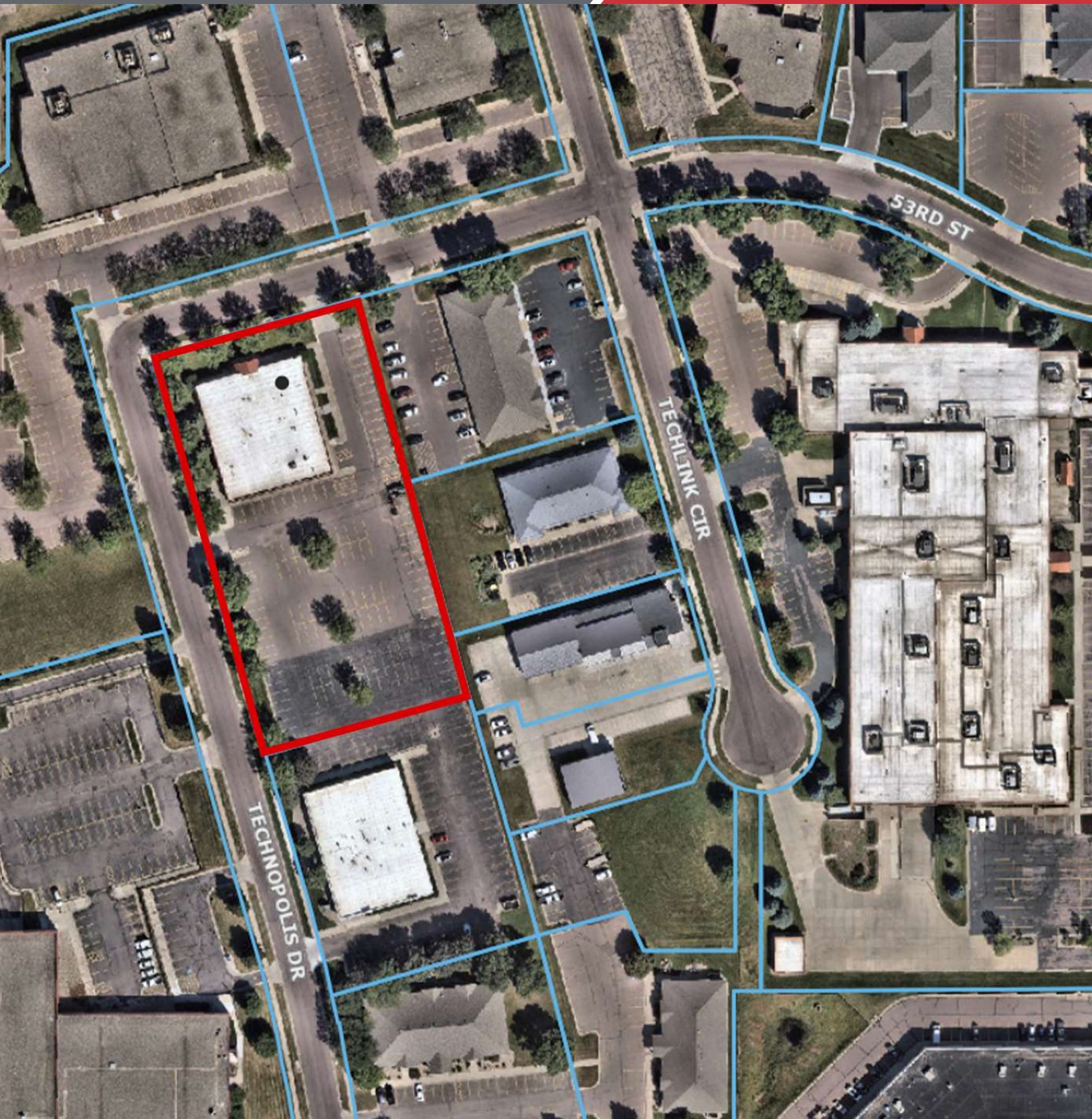
FOR SALE & LEASE
Office Building



PARCEL MAP

4205 W. 53RD STREET
Sioux Falls, SD 57106

FOR SALE & LEASE
Office Building



AERIAL

4205 W. 53RD STREET
Sioux Falls, SD 57106

FOR SALE & LEASE
Office Building



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NA Sioux Falls

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