

# FOR SALE FOR LEASE



Sale: \$170.00 PSF  
Lease: \$15.00 PSF  
NNN

Office Space for Sale or Lease  
3801 W. Technology Circle Sioux Falls, SD

AVAILABLE

AVAILABLE



## Highlights:

**Lease Term:** NNN

**Zoning:** I-1 (Office Approved)

**Occupancy:** Contact Agent

**Taxes:** TBD

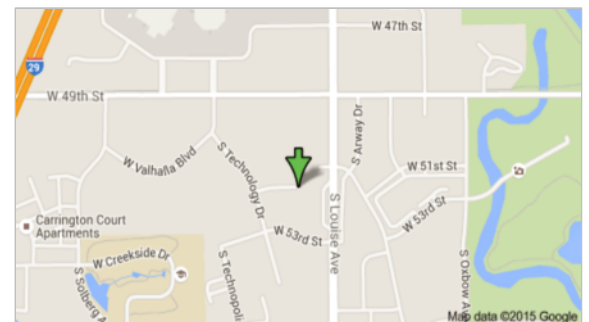
## Features:

- Total Building SF = 4990 SF
- 2495 SF each space
- Excellent location with visibility from Louise Avenue
- Easy access to I-229, Louise Avenue, 41<sup>st</sup> and 57<sup>th</sup> Street
- Opportunity for office user or office condos
- Signage viewed from Louise Avenue
- Space finished to user requirements

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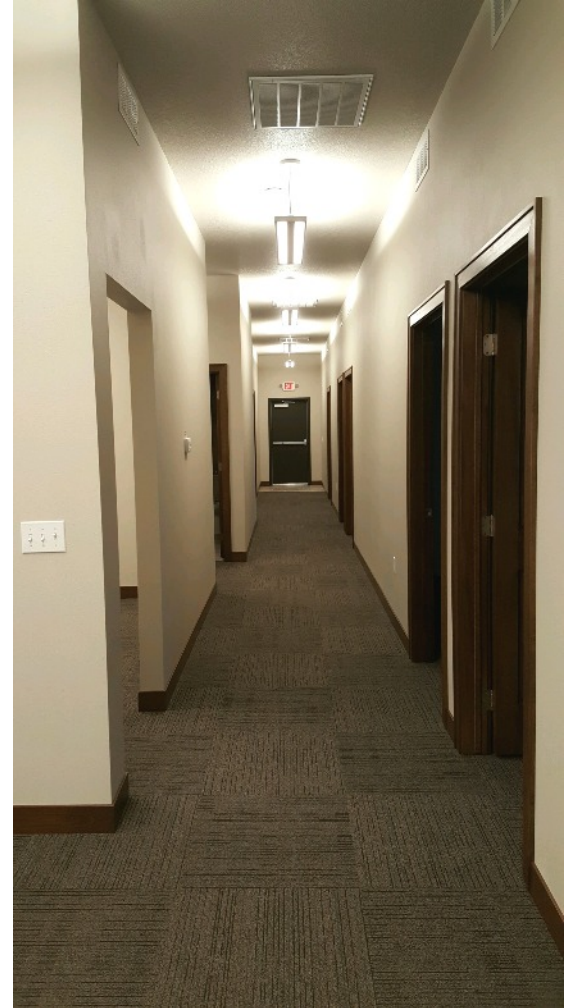
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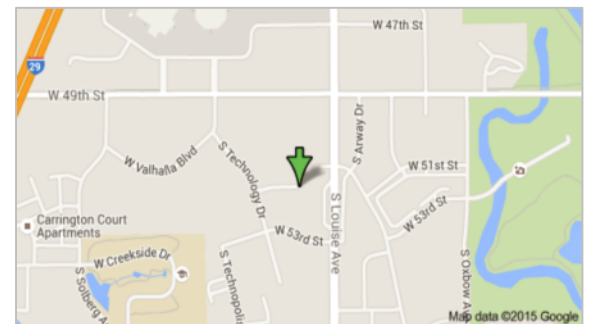
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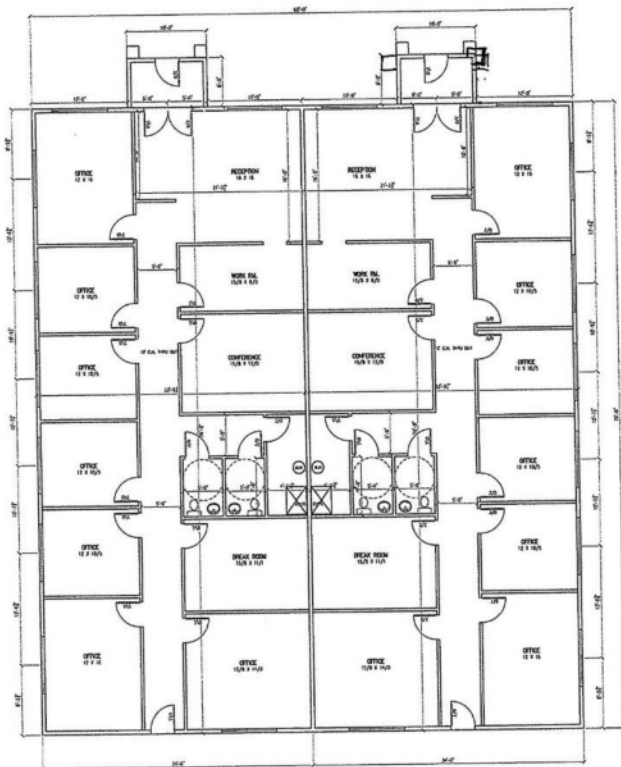


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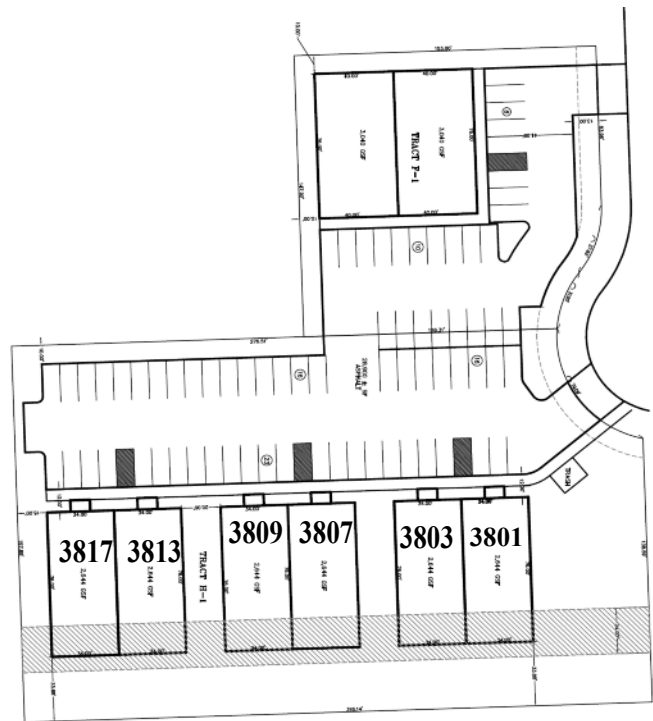


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Proposed Office Layout



Proposed Office Site Plan



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