

FOR SALE FOR LEASE



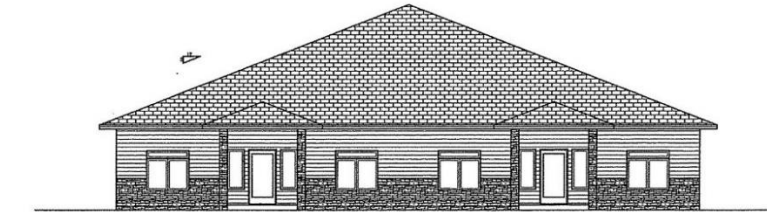
Sale: \$170.00 PSF

Lease: \$15.00 PSF

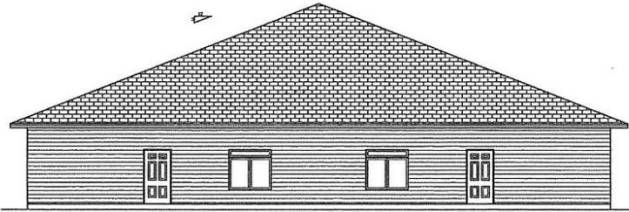
NNN

Office Space for Sale or Lease

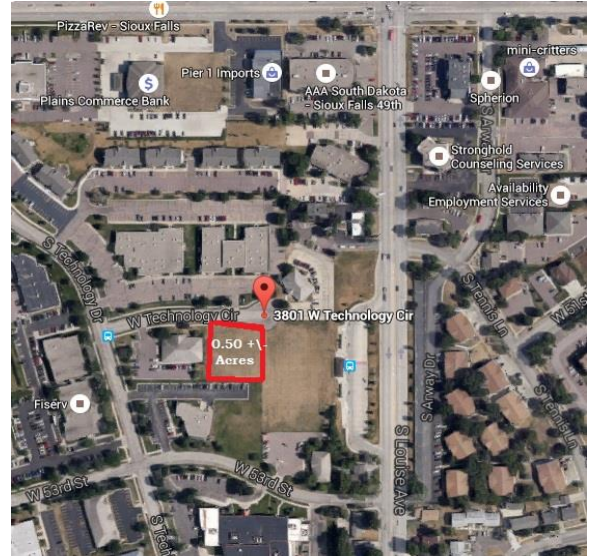
3901 W. Technology Circle Sioux Falls, SD



FRONT ELEVATION
SCALE: 1/4\"/>



REAR ELEVATION
SCALE: 1/4\"/>



Highlights:

Land Size: 0.50 Acres

Lease Term: NNN

Zoning: I-1 (Office Approved)

Occupancy: Contact Agent

Taxes: TBD

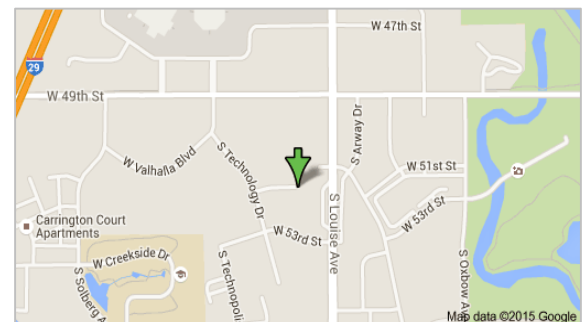
Features:

- Total Building SF = 4990 SF
- Divide into 2 Spaces - 2495 SF each space
- Excellent location with visibility from Louise Avenue
- Easy access to I-229, Louise Avenue, 41st and 57th Street
- Opportunity for office user or office condos
- Signage viewed from Louise Avenue
- Space finished to user requirements

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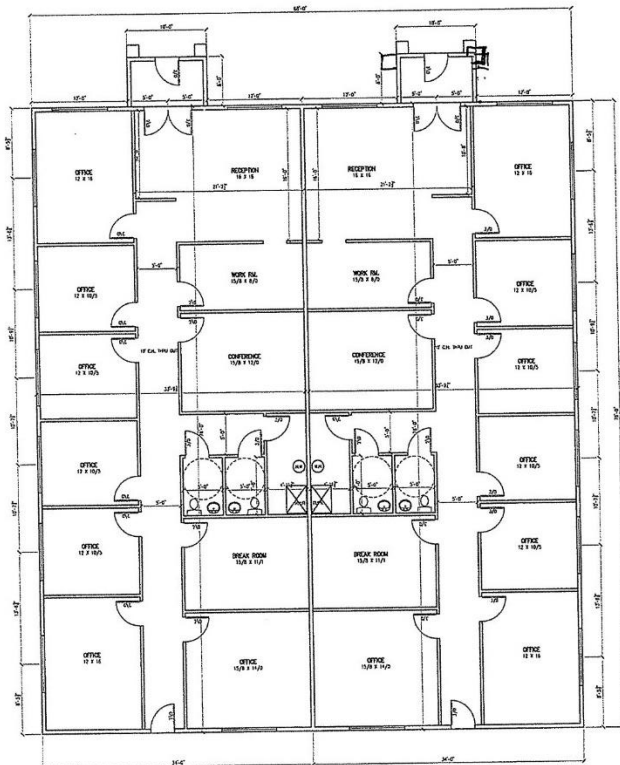


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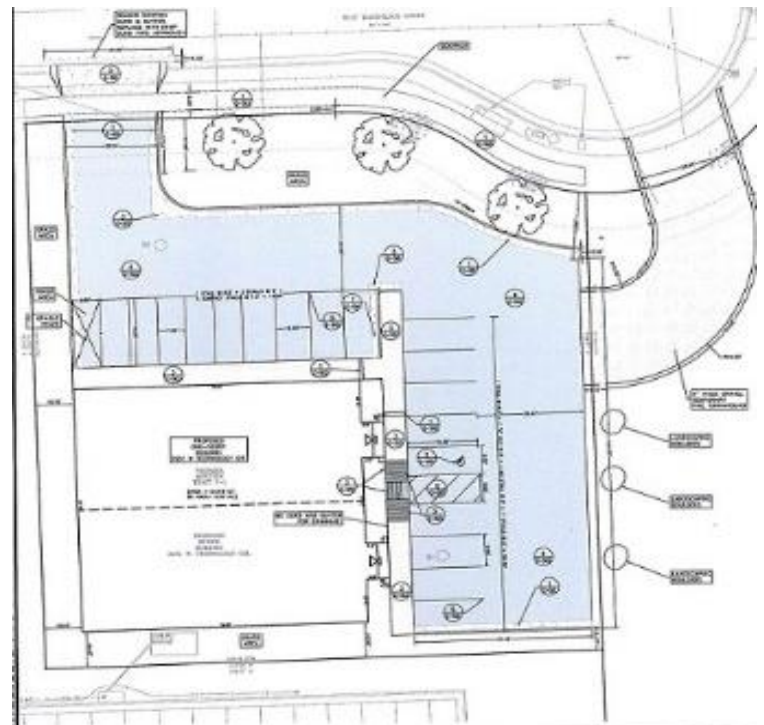


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Proposed Office Layout



Proposed Office Site Plan



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