

FOR LEASE



\$12.00 PSF
NNN

Hamlet Building 4001 W. Valhalla Blvd, Sioux Falls SD



Highlights:

Size: 906 SF to 3,877 SF

Land Size: 1.26 Acres

Lease Term: NNN

Year Built: 1987

Zoning: C-3

Property Details:

- Min. 906 SF to Max. 3,877 SF
- Second floor office space
- Ribbon windows allow an abundance of natural light into each suite
- Great visibility near Empire Mall
- Ample Parking
- Improvements negotiable
- 14,000 vehicles per day on 49th St.
- Building elevator
- Monument signage available

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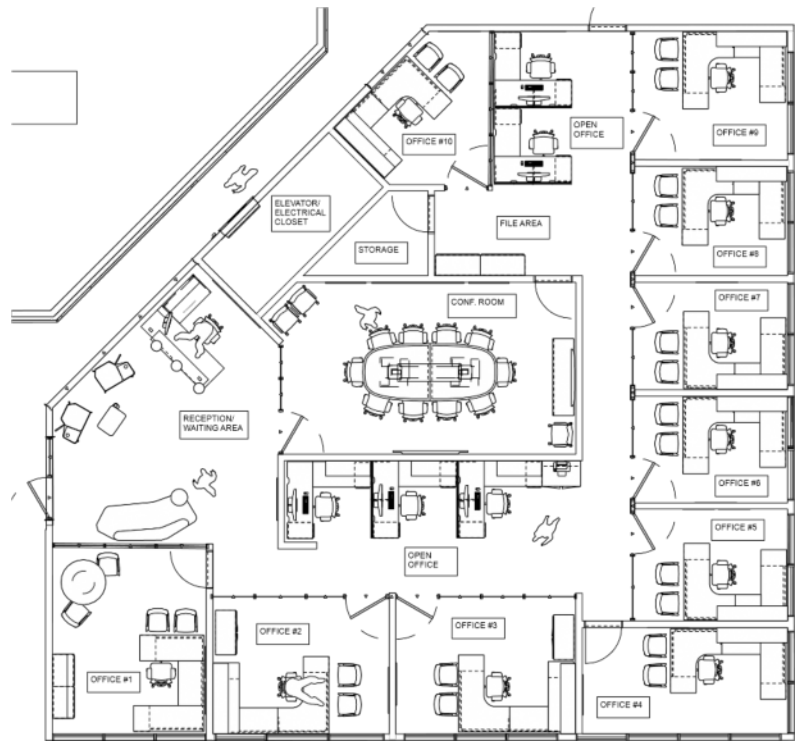


Floor Plans

Hamlet Building – 4001 W Valhalla Blvd Suite 202 and 206

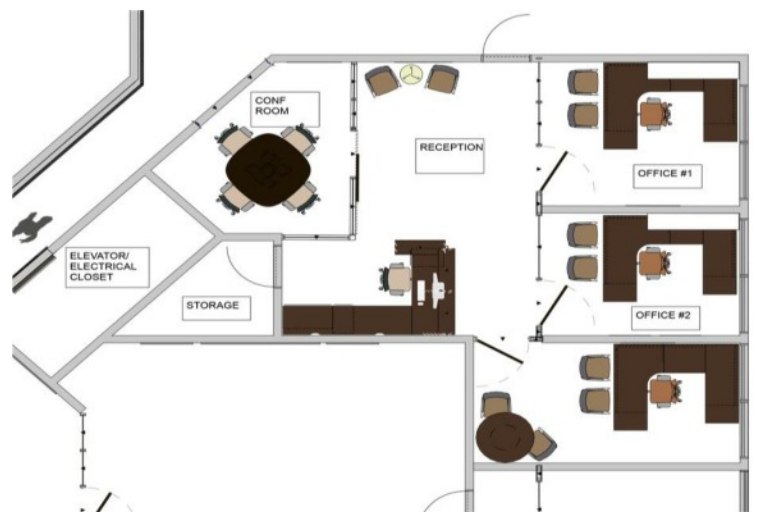
Suite 202 and 206

**Office Space
3,877 Rentable SF**



Suite 202

**Office Space
1084 Rentable SF**



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Renderings

Hamlet Building – 4001 W Valhalla Blvd Suite 202 and 206



The Renderings are suggested /or optional plans

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