

FOR SALE FOR LEASE



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

Office Space for Sale or Lease
3813 W. Technology Circle Sioux Falls, SD

AVAILABLE

AVAILABLE



Highlights:

Lease Term: NNN

Zoning: I-1 (Office Approved)

Occupancy: Contact Agent

Taxes: TBD

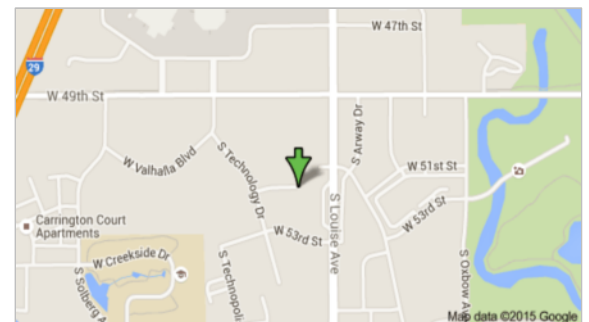
Features:

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

Scott Van Ginkel, Broker
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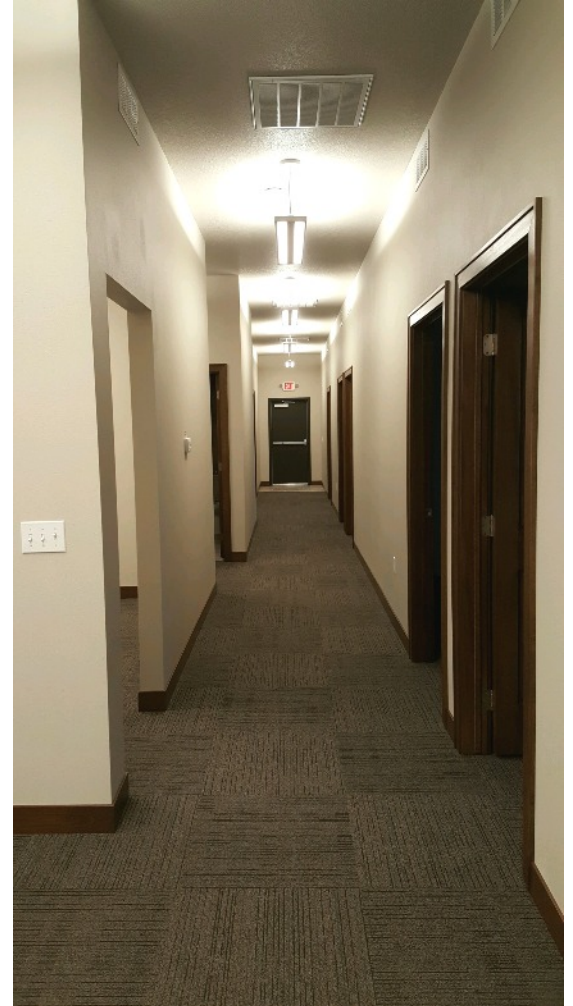
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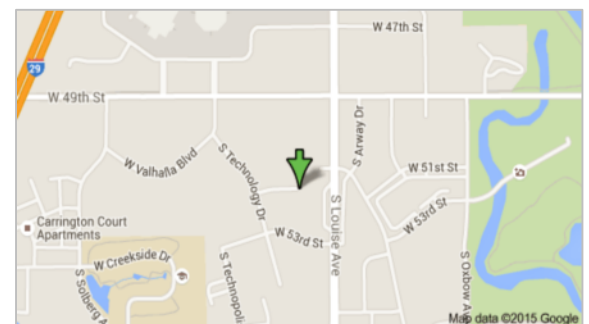
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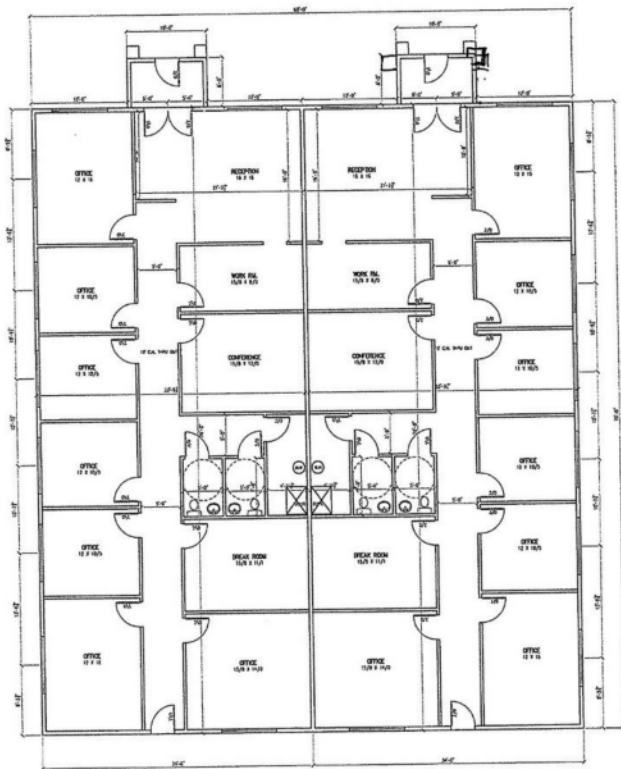


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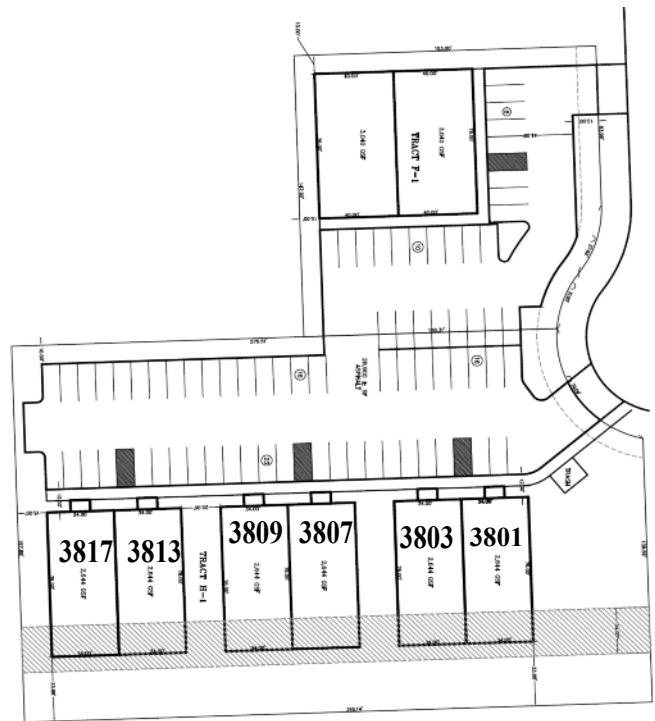


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Proposed Office Layout



Proposed Office Site Plan



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