



**208 Wayland Ave**  
**Sioux Falls, SD 57103**



## Size

**1,800**

Square Feet +/-



## Price

Base Rent:

**\$ 10.00 PSF**

NNN: \$2.69 PSF



## Zoning

**C-2**

Neighborhood  
Commercial

## ≡ Space Summary

- Space is perfectly setup for an office or salon, with multiple separate suites built in and several large customer waiting areas or team spaces.
- Location has direct access to 10th Street businesses on route to Arrowhead Parkway shopping and downtown Sioux Falls retail and office
- Site has ample parking for customers and employees
- Located less than 1 mile from the upcoming Riverline District
- Building Cotenants include, Mogadisho Beauty, Wireless & Grocery, and Joyeria Latina



**Seth Assam | Vice President**

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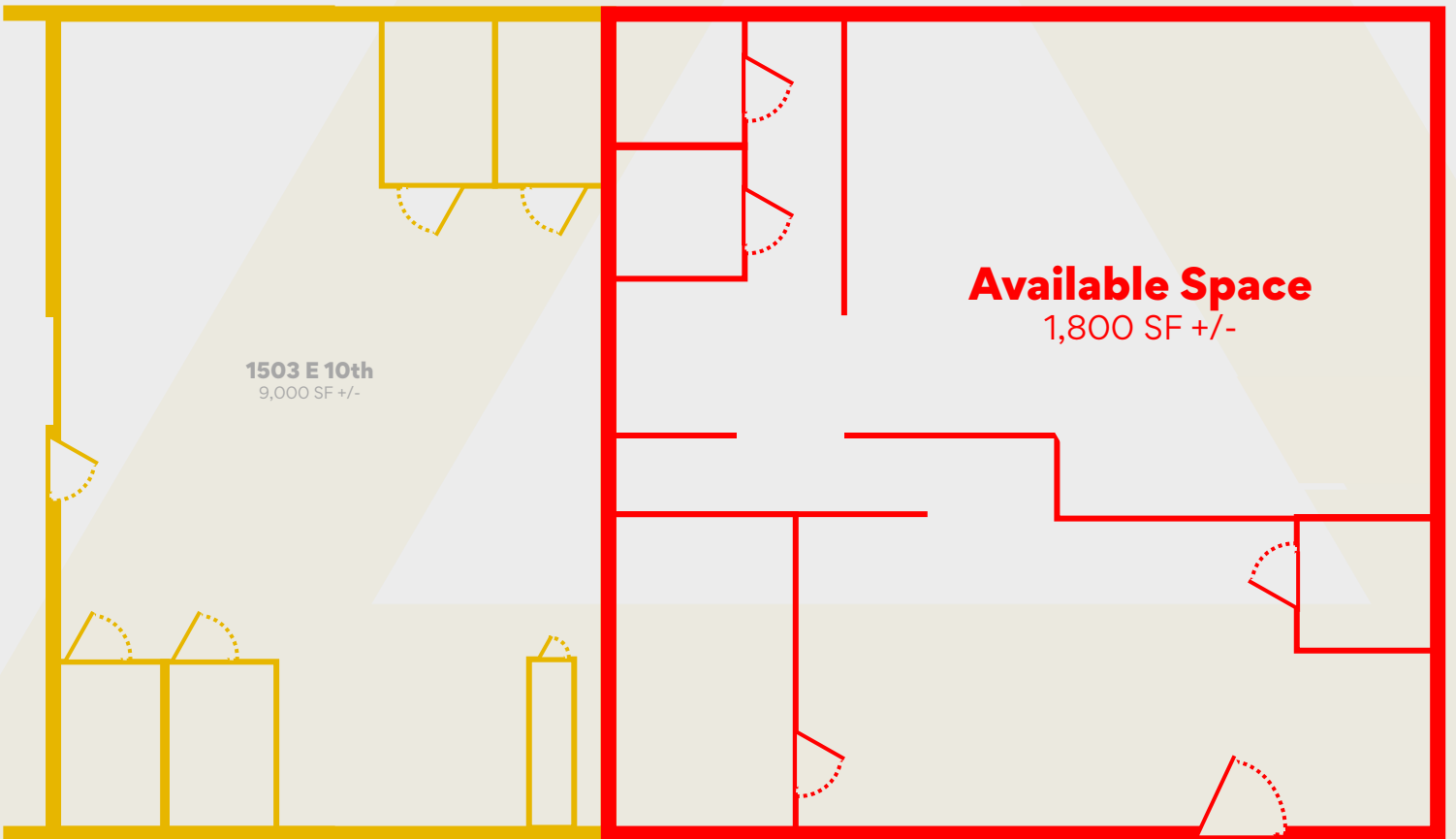
**Address:** 530 S. Phillips Ave, Sioux Falls, SD 57104



## Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 10.00	\$ 1,500.00	\$ 18,000.00
CAM	1.04	155.75	1,869.00
Real Estate Taxes	0.92	137.42	1,649.04
Property Insurance	0.74	111.00	1,332.00
<b>Total</b>	<b>\$ 12.70</b>	<b>\$ 1,904.17</b>	<b>\$ 22,850.04</b>

## Floorplan



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**Photo Gallery**



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