



ASSAMTM
COMPANIES

The Shoppes at 57th and Louise
Office | Retail



3601 W 57th St
Sioux Falls, SD 57108



Size

1,875

Square Feet +/-



Price

Base Rent:
\$ 17.50 PSF

NNN: \$6.85 PSF



Zoning

C-3

Community
Commercial

≡ Space Summary

- GENEROUS TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS
- Vanilla shell space ready for tenant build out specifications and requests, with pylon sign available
- Less than a mile away from the Empire Mall and the surrounding shops and retail centers
- Directly 1-mile north of expanding Avera's Specialty Hospital and rapidly developing southwest Sioux Falls area with ample hotels and businesses
- Cotenants include Healing Tough Massage and First Interstate Bank



Samuel R. Assam | President

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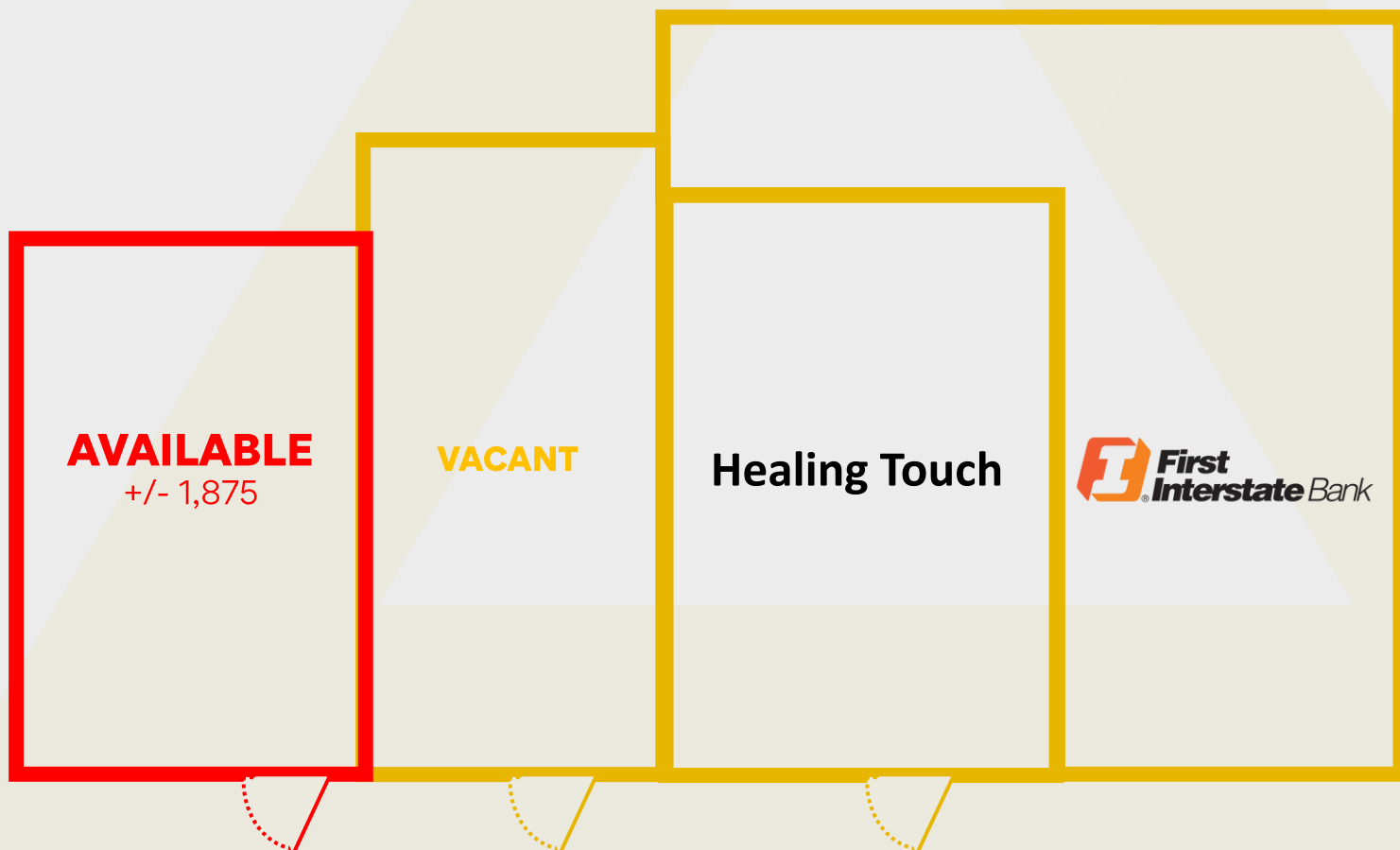


Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 17.50	\$ 2,734.38	\$ 32,812.50
CAM*	3.55	554.69	6,656.25
Real Estate Taxes*	2.95	460.94	5,531.25
Property Insurance*	0.35	54.69	656.25
Total	\$ 24.35	\$ 3,804.70	\$ 45,656.25

*Estimate

Floorplan



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Photo Gallery



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