



3601 W 57th St
Sioux Falls, SD 57108



Size

1,875

Square Feet +/-



Price

Base Rent:

\$ 17.50 PSF

NNN: \$5.31 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 Botanical Gardens, Healing Tough Massage, First Interstate Bank



Seth Assam | Vice President

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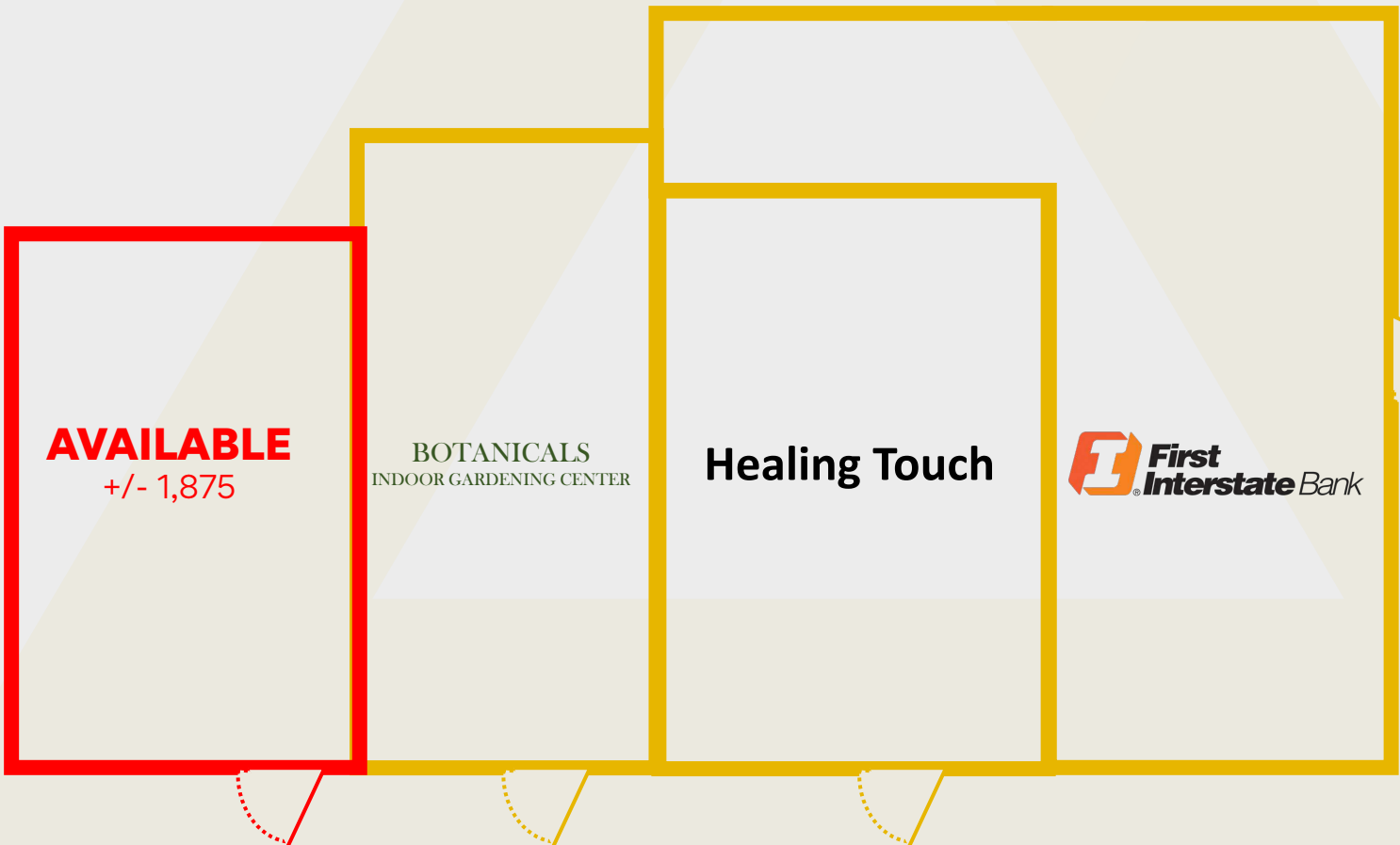


Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 17.50	\$ 2,734.38	\$ 32,812.50
CAM*	2.46	385.38	4,612.50
Real Estate Taxes*	2.56	400.00	4,800.00
Property Insurance*	0.29	45.31	543.75
Total	\$ 22.81	\$ 3,565.07	\$ 42,768.75

*Estimate

Floorplan



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Photo Gallery



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