

### 2101 W. 41st Street, Suite 34 Sioux Falls, SD 57105

#### PROPERTY HIGHLIGHTS

- Available immediately, long term sublease
- Leased as-is
- Ceiling height of 18.78 feet in open work area
- Ceiling height of 10 feet in offices and data center
- Exterior entrances and in-suite restrooms
- 8' x 8' garage door for loading and unloading
- Whole suite is sprinkled

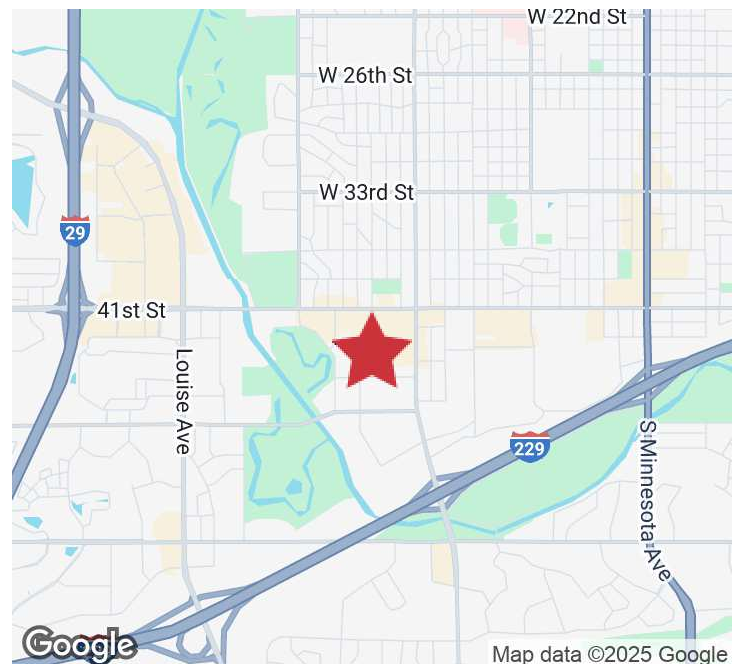
#### LOCATION DESCRIPTION

Located on the west side of the Western Mall

Co-tenants include Best Buy, All Day Cafe, Taphouse 41, Scheels, West Mall 7 Theaters, The Furniture Mart, Carpet One of Sioux Falls, Potbelly, HuHot Mongolian Grill, 605 Ninja, Lucky Kruser's Casino

Western Avenue Traffic Counts: 18,400 vpd  
41st Street Traffic Counts: 20,800 vpd

Sublease Rate	<b>\$10.00/SF NNN</b>
Prime Lease Expiration	<b>3/31/2034</b>
NNN Expenses	<b>\$4.72/SF</b>
Suite Size	<b>12,125 SF</b>

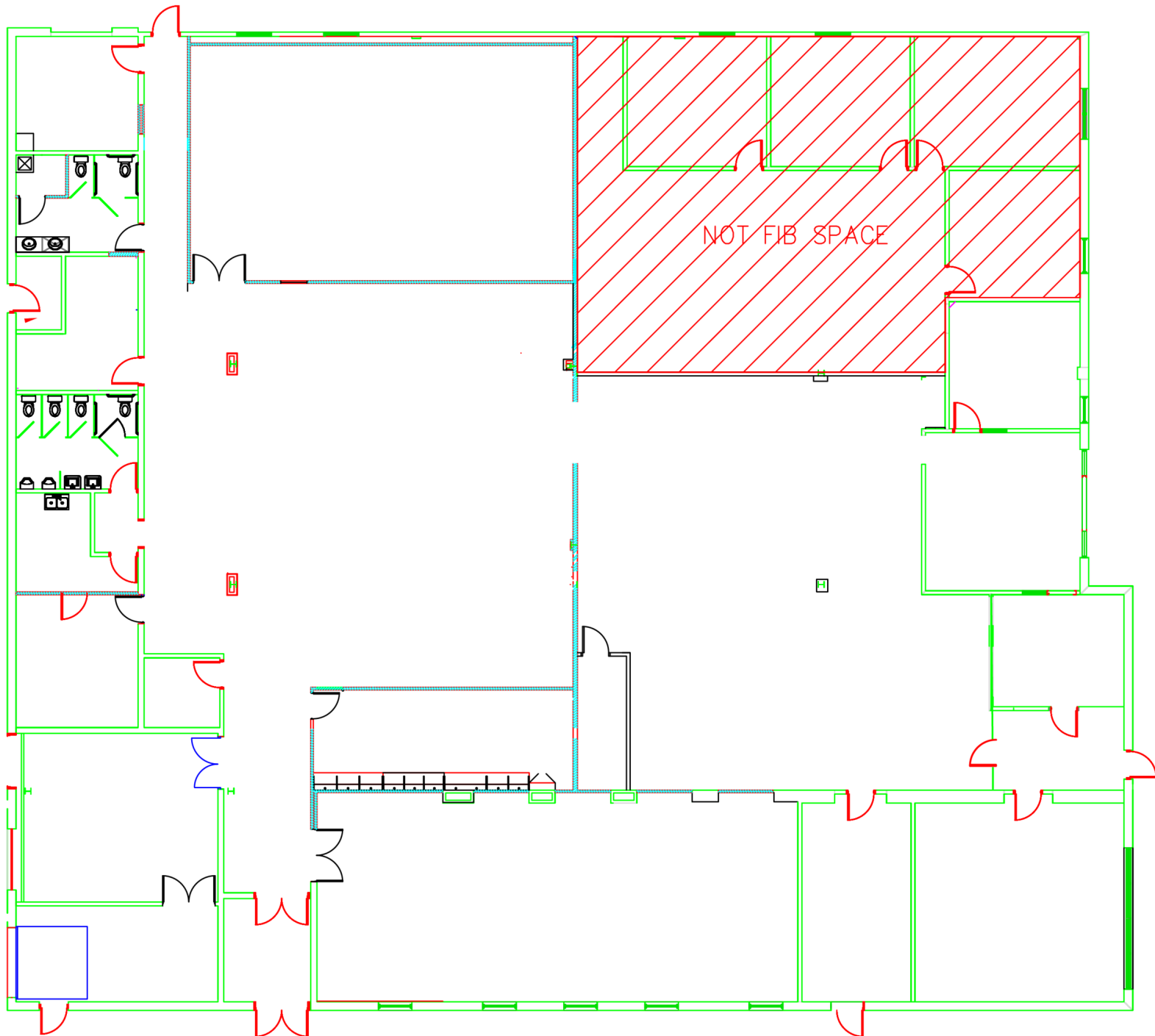


# FLOOR PLAN

2101 W. 41ST STREET, SUITE 34  
Sioux Falls, SD 57105

FOR SUBLEASE

Office/Retail Suite



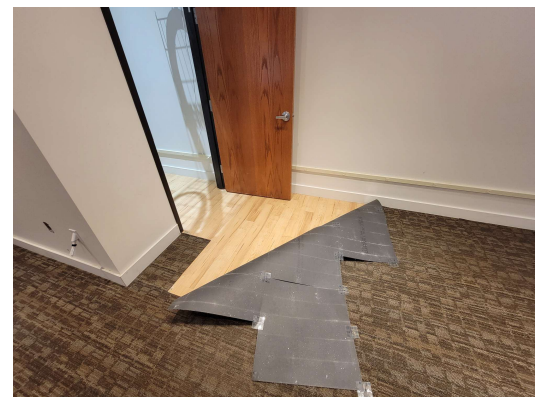
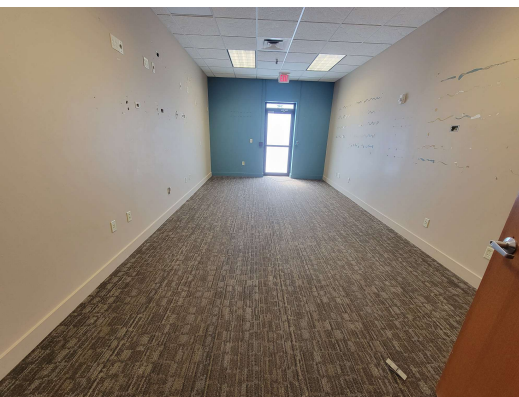
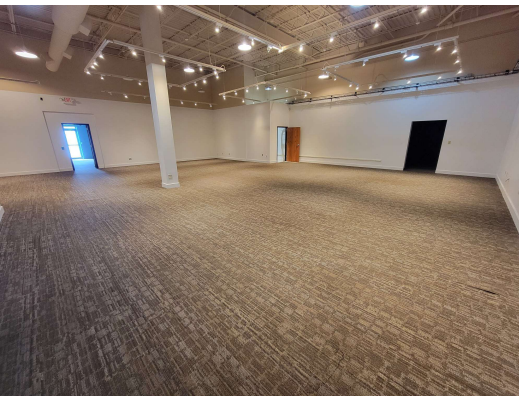


# PHOTOS

2101 W. 41ST STREET, SUITE 34  
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Office/Retail Suite



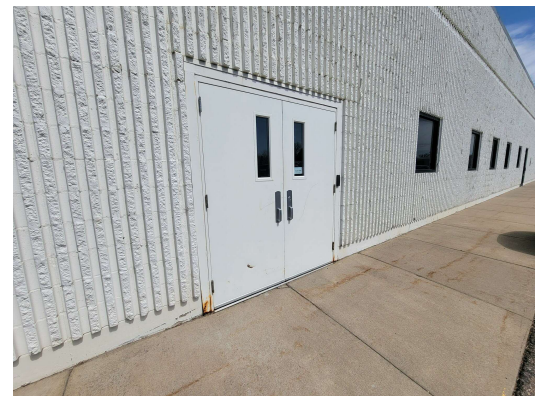
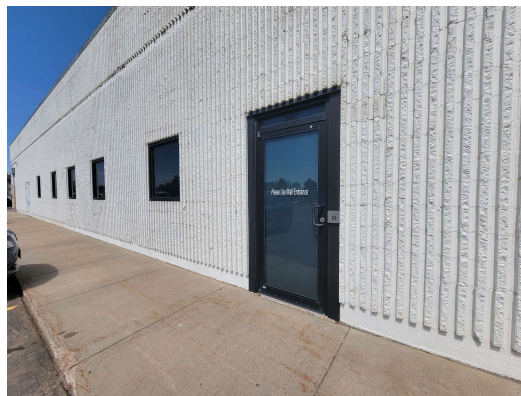
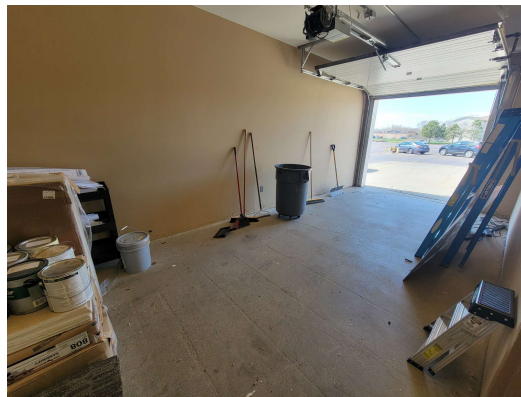
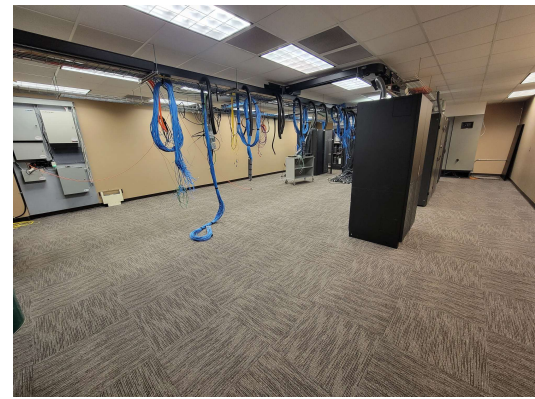


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# AERIAL

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Office/Retail Suite



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