



**817 W. Russell Street**  
Sioux Falls, SD 57104

|                     |   |
|---------------------|---|
| Suite 2B Lease Rate | <b>\$12.00/SF GROSS INCLUDING UTILITIES</b> |
| Rentable SF         | <b>5,292 SF</b>                             |

**SUITE 2B**

- 7 enclosed offices
- Shared restrooms and breakroom

**LOCATION DESCRIPTION**

Located west of downtown, near the airport area and along W. Russell Street.

Russell St. Traffic Count: 26,800 VPD



**GREGG BROWN, MBA, SIOR**  
Partner  
gbrown@naisiouxfalls.com  
605.906.0394



**BRIANA KACMARYNSKI**  
Broker Associate  
brianak@naisiouxfalls.com  
605.370.1808

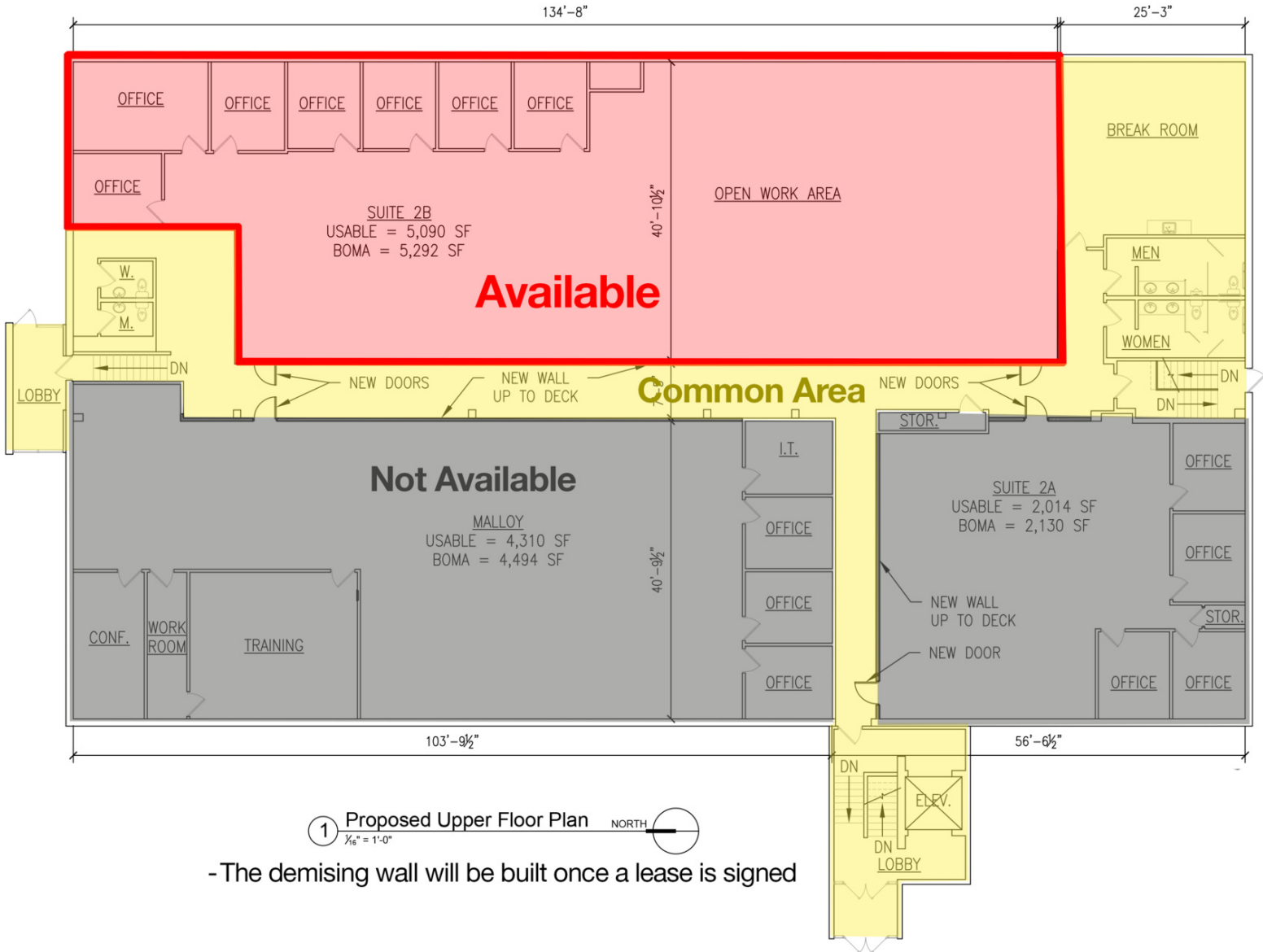
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
naisiouxfalls.com

# SUITE 2B FLOOR PLAN

817 W. RUSSELL STREET  
Sioux Falls, SD 57104

# FOR LEASE

Office Suite



# SUITE 2B PHOTOS

817 W. RUSSELL STREET  
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# FOR LEASE

Office Suite



Breakroom

# LOCATION MAP

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FOR LEASE

Office Suite

