

1908 W. 42nd Street, Suite A Sioux Falls, SD 57105

Lease Rate	\$1,600.00/MO GROSS PLUS UTILITIES
Suite Size	1,500 SF (50' X 30')

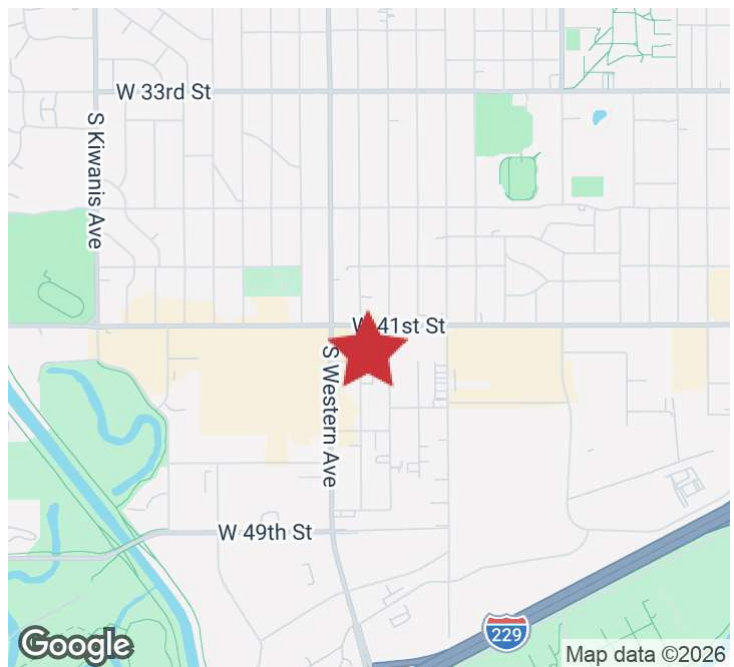
PROPERTY HIGHLIGHTS

- Open retail space with (1) 12' x 12' private office
- 2 bathrooms
- Storage
- All new LED lighting
- 5 dedicated parking spaces
- Floor coverings and walls: tenant pays for labor, landlord pays for materials
- Maximum 1 year initial lease
- Annual escalators
- Monument signage available

LOCATION DESCRIPTION

Located just east of Western Avenue, near busy intersection (41st Street & Western Avenue)

Area neighbors include: Western Mall, Scheel's, Mattress Firm, Graham Tire



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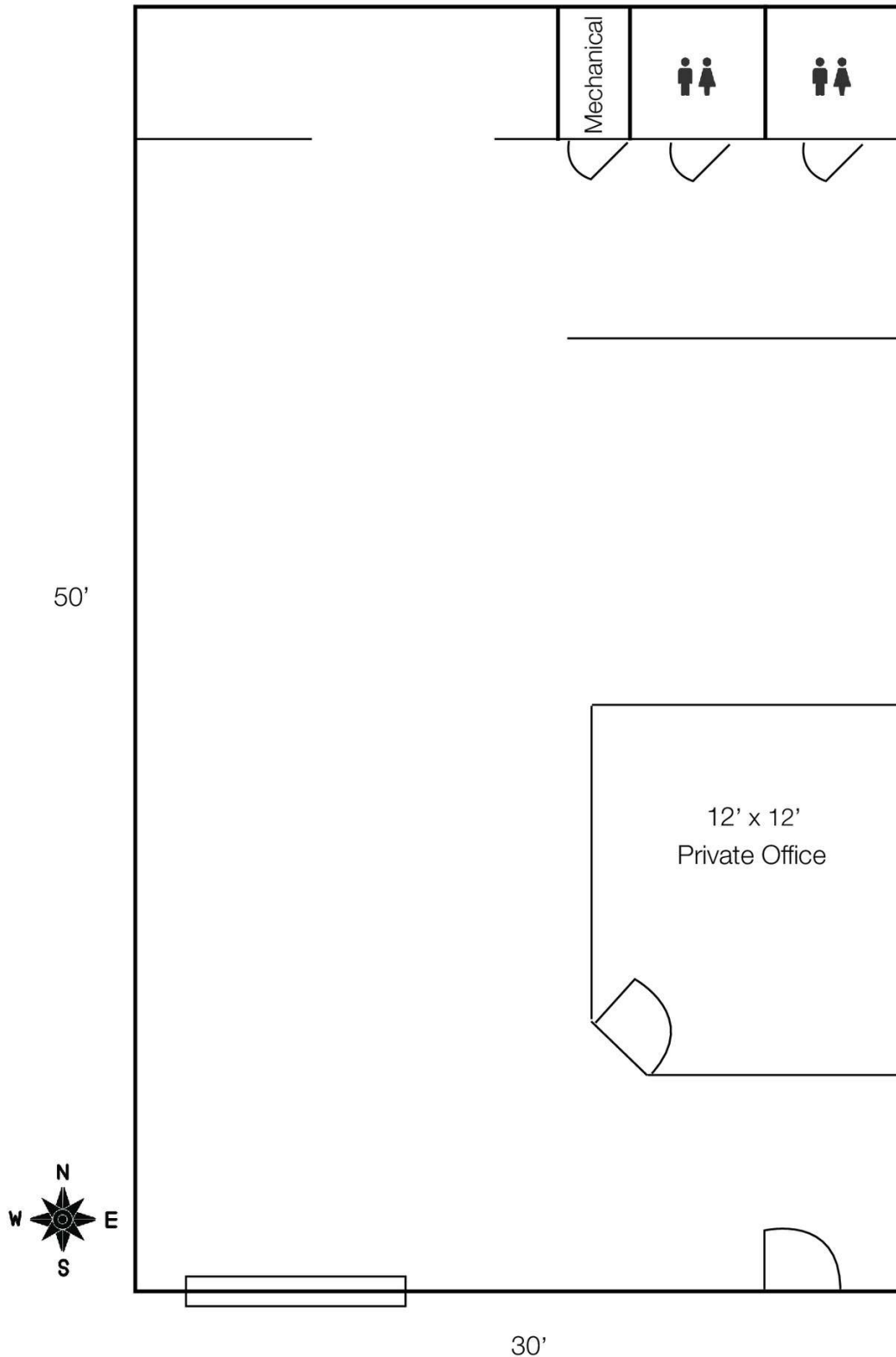
2500 W. 49th St. Suite 100
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FLOOR PLAN

1908 W. 42ND STREET, SUITE A
Sioux Falls, SD 57105

FOR LEASE

Retail Suite



PHOTOS

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ADDITIONAL PHOTOS

1908 W. 42ND STREET, SUITE A
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AERIAL

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