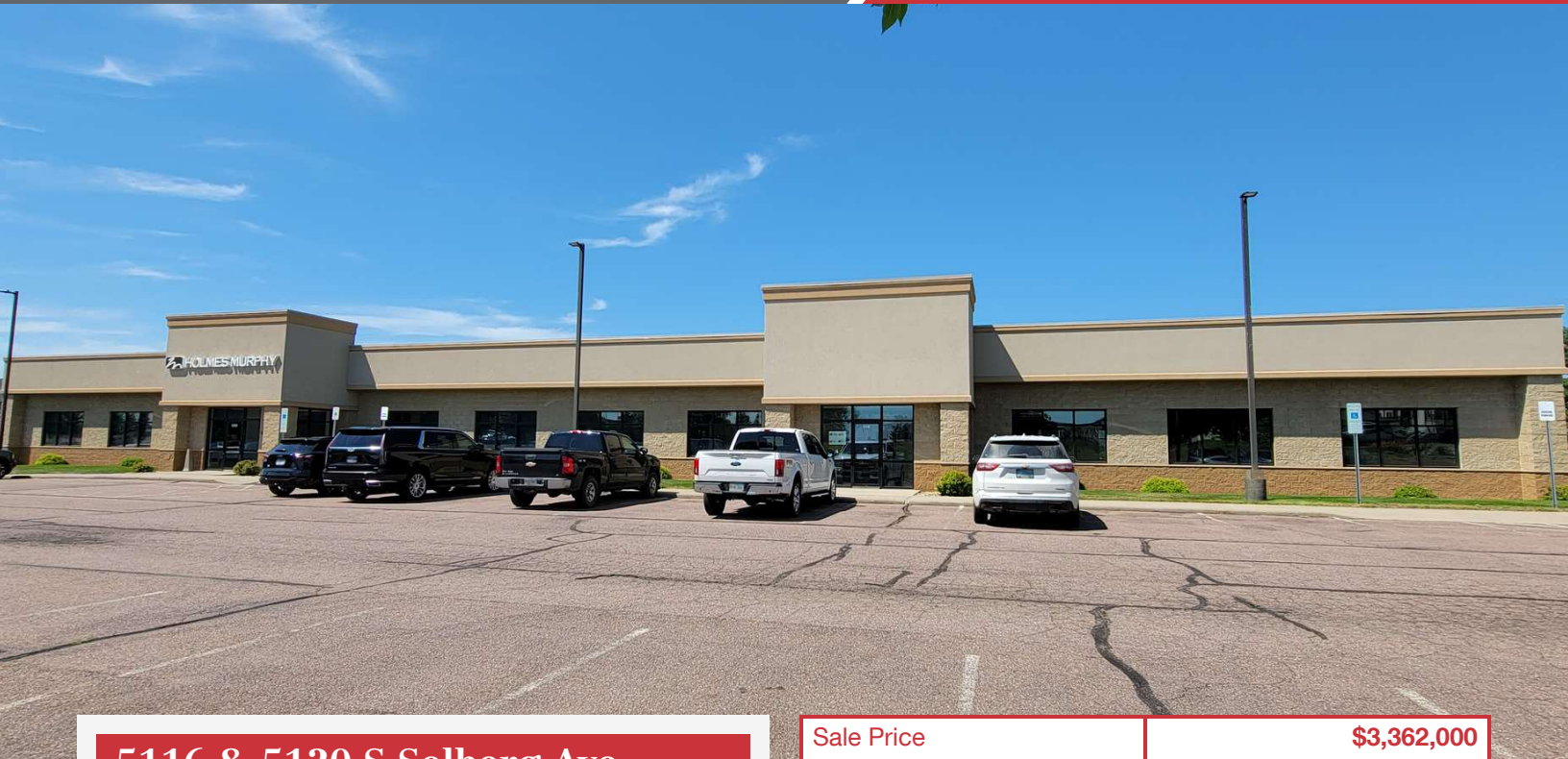




5116 & 5120 S Solberg Ave Sioux Falls, SD 57108

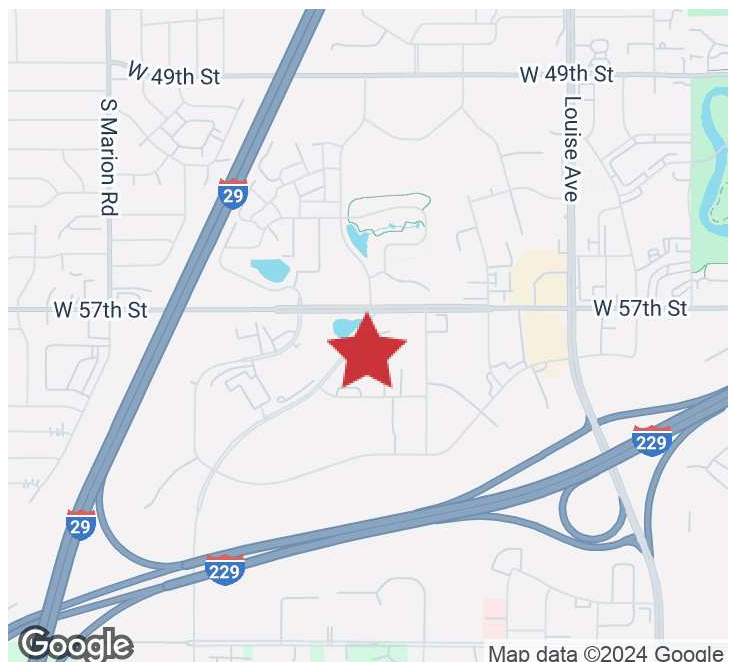
PROPERTY HIGHLIGHTS

- Modern finish office space with mix of private offices and open work areas
- Year built: 2004
- East suite will be vacant end of January 2025
- Seller will provide \$50,000 allowance for parking lot and retaining wall repairs
- Real Estate Taxes: \$35,916.72
- Lot Size: 1.6 AC
- **Listing agent will need to coordinate with existing tenants for property tours. Please provide at least 24 hours notice for showings.**

LOCATION DESCRIPTION

Located in southwest Sioux Falls near 57th Street and I-29. Area neighbors include Journey Construction, Great Plains Dental, Bluestone FCU, Sky Zone Trampoline Park, Donegal Pointe Apartments, Killarney Crossing, CentralSquare, Sammons Financial Group.

Sale Price	\$3,362,000
Lease Rate	\$16.00/SF NNN
Building Size	15,480 SF
Suite Sizes Available	4,790 SF & 10,690 SF



DENNIS BRESKE, CCIM, SIOR, MBA
Senior Vice President
dbreske@naisiouxfalls.com
605.310.6666

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

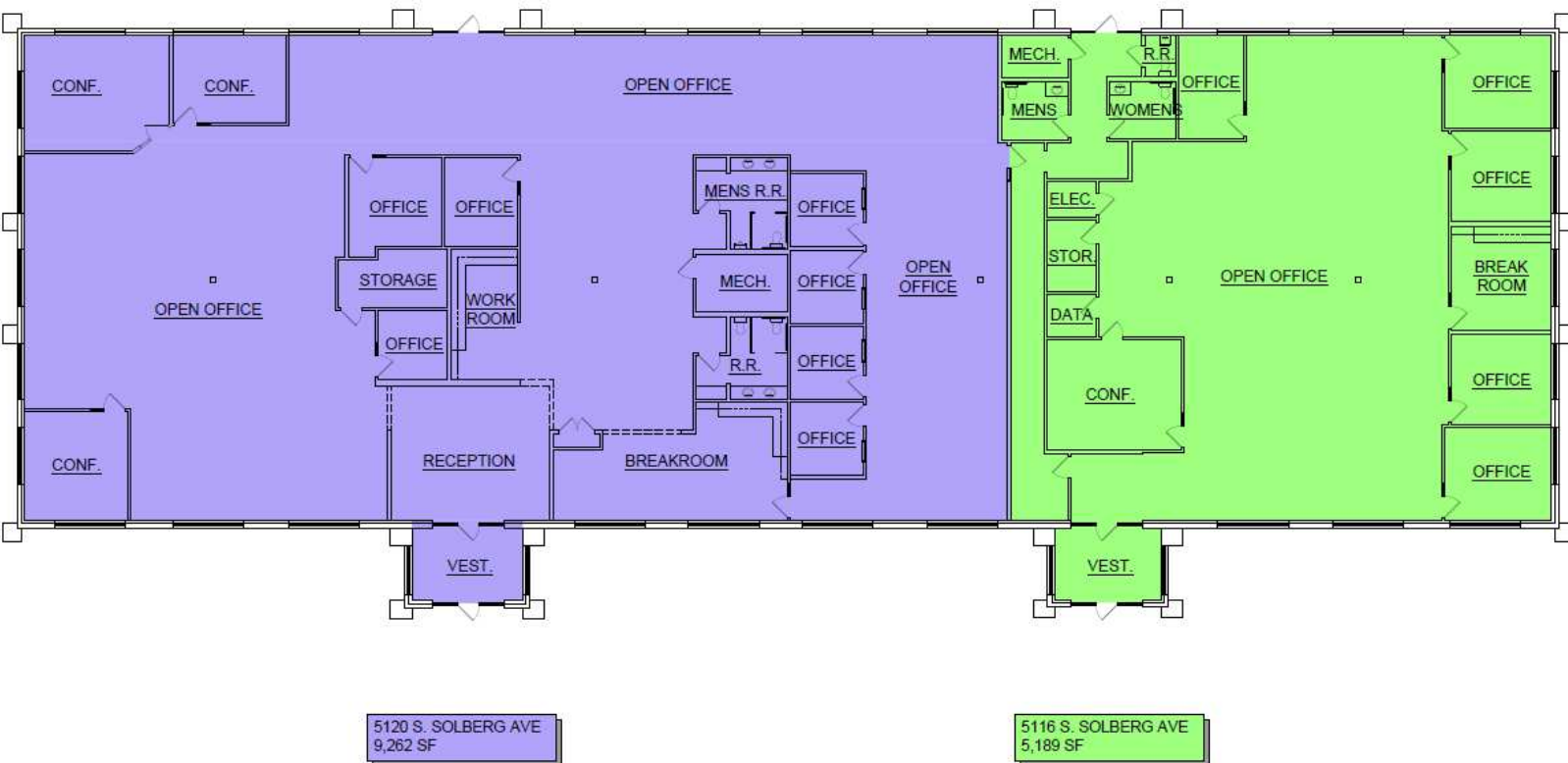
BUILDING FLOOR PLAN

5116 & 5120 S SOLBERG AVENUE

Sioux Falls, SD 57108

FOR SALE OR LEASE

Office Building

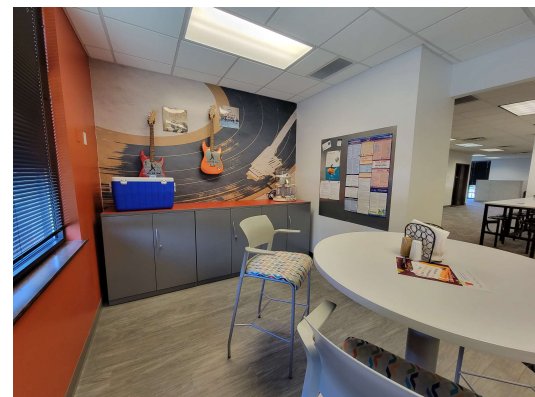
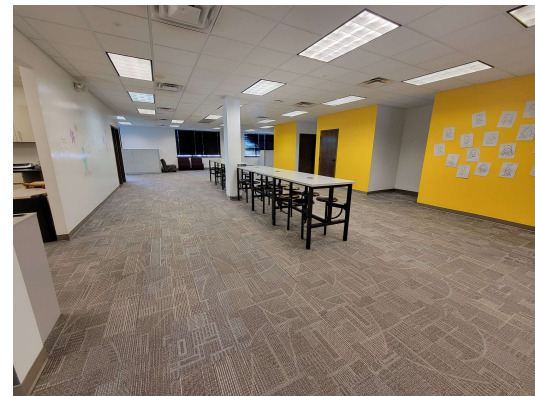


 NORTH
① FLOOR PLAN
SCALE: 1/8" = 1'-0"
10/17/2004

WEST SUITE PHOTOS

5116 & 5120 S SOLBERG AVENUE
Sioux Falls, SD 57108

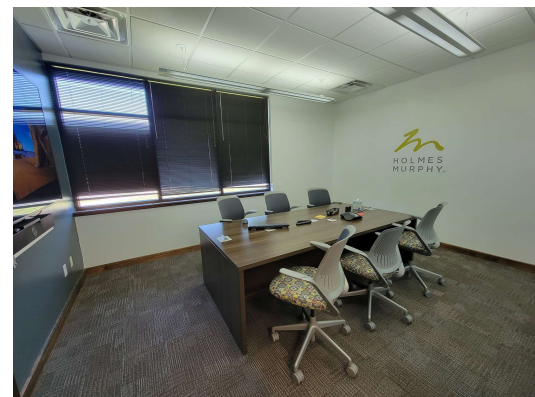
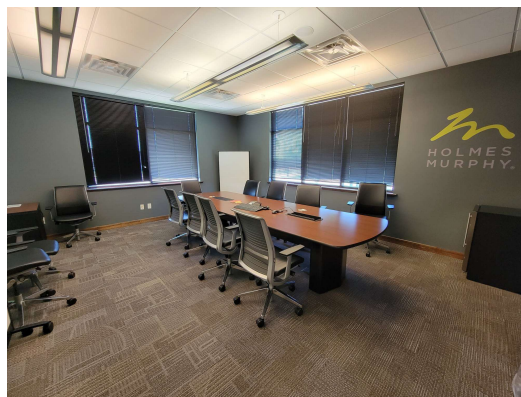
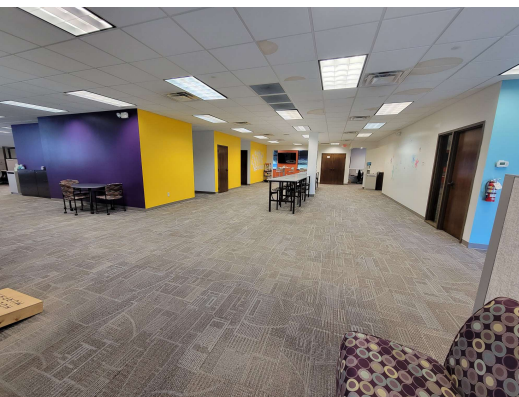
FOR SALE OR LEASE
Office Building



WEST SUITE PHOTOS

5116 & 5120 S SOLBERG AVENUE
Sioux Falls, SD 57108

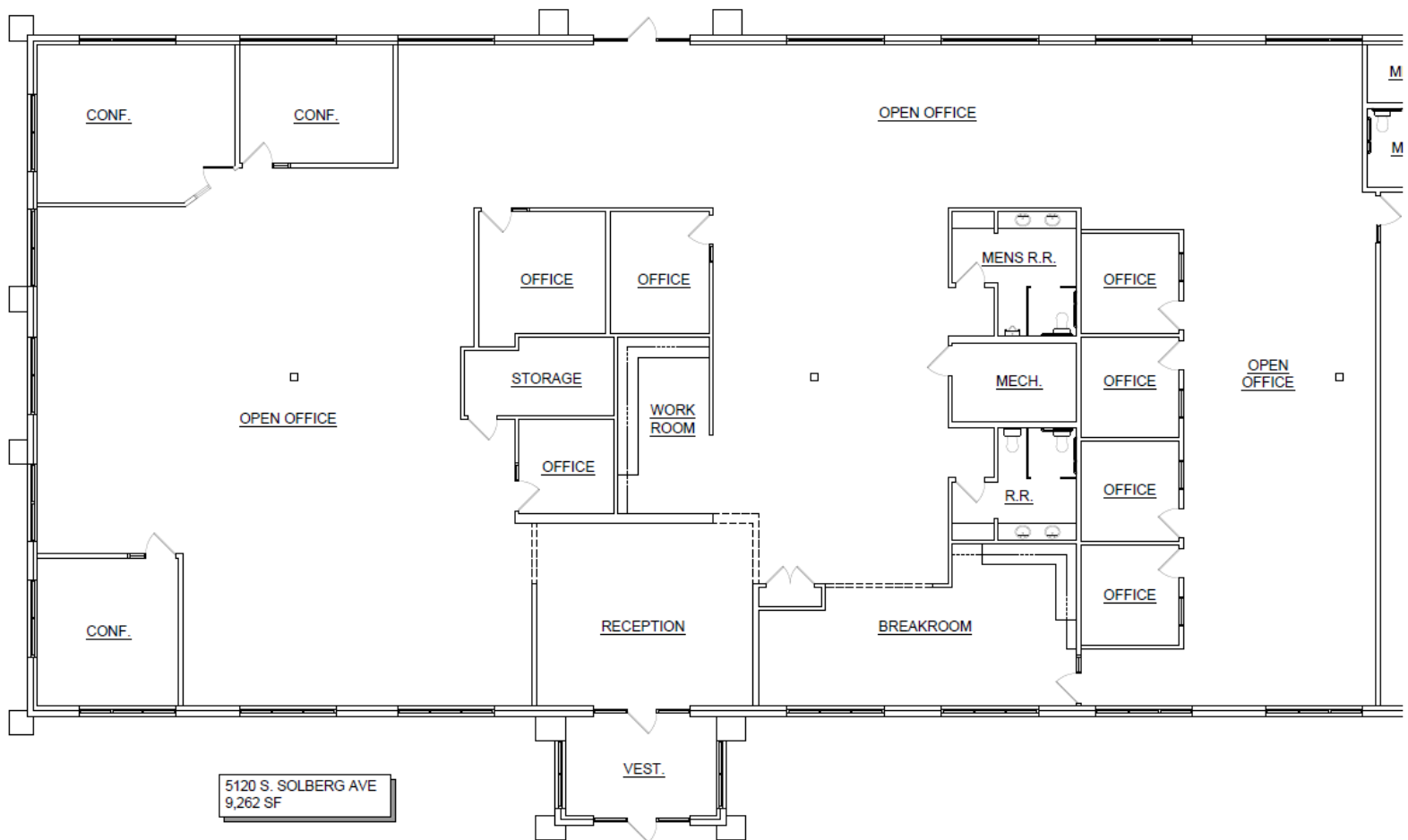
FOR SALE OR LEASE
Office Building



WEST SUITE FLOOR PLAN

5116 & 5120 S SOLBERG AVENUE
Sioux Falls, SD 57108

FOR SALE OR LEASE
Office Building



①

FLOOR PLAN

SCALE: 3/16" = 1'-0"

10/17/2024

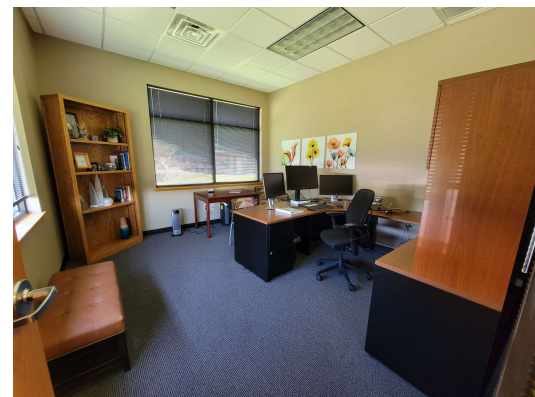
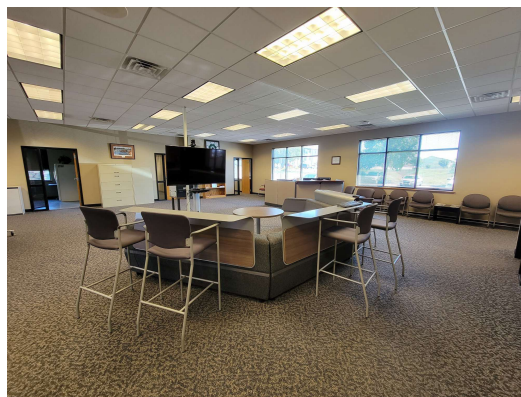
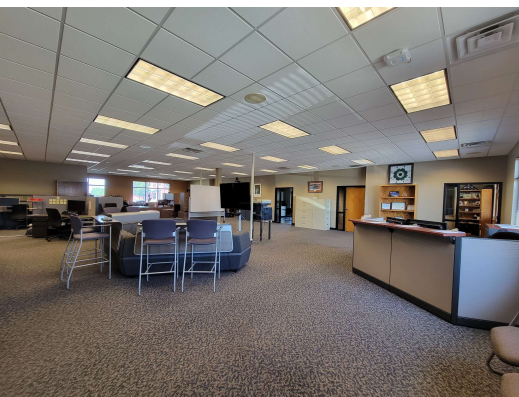
EAST SUITE PHOTOS

5116 & 5120 S SOLBERG AVENUE

Sioux Falls, SD 57108

FOR SALE OR LEASE

Office Building



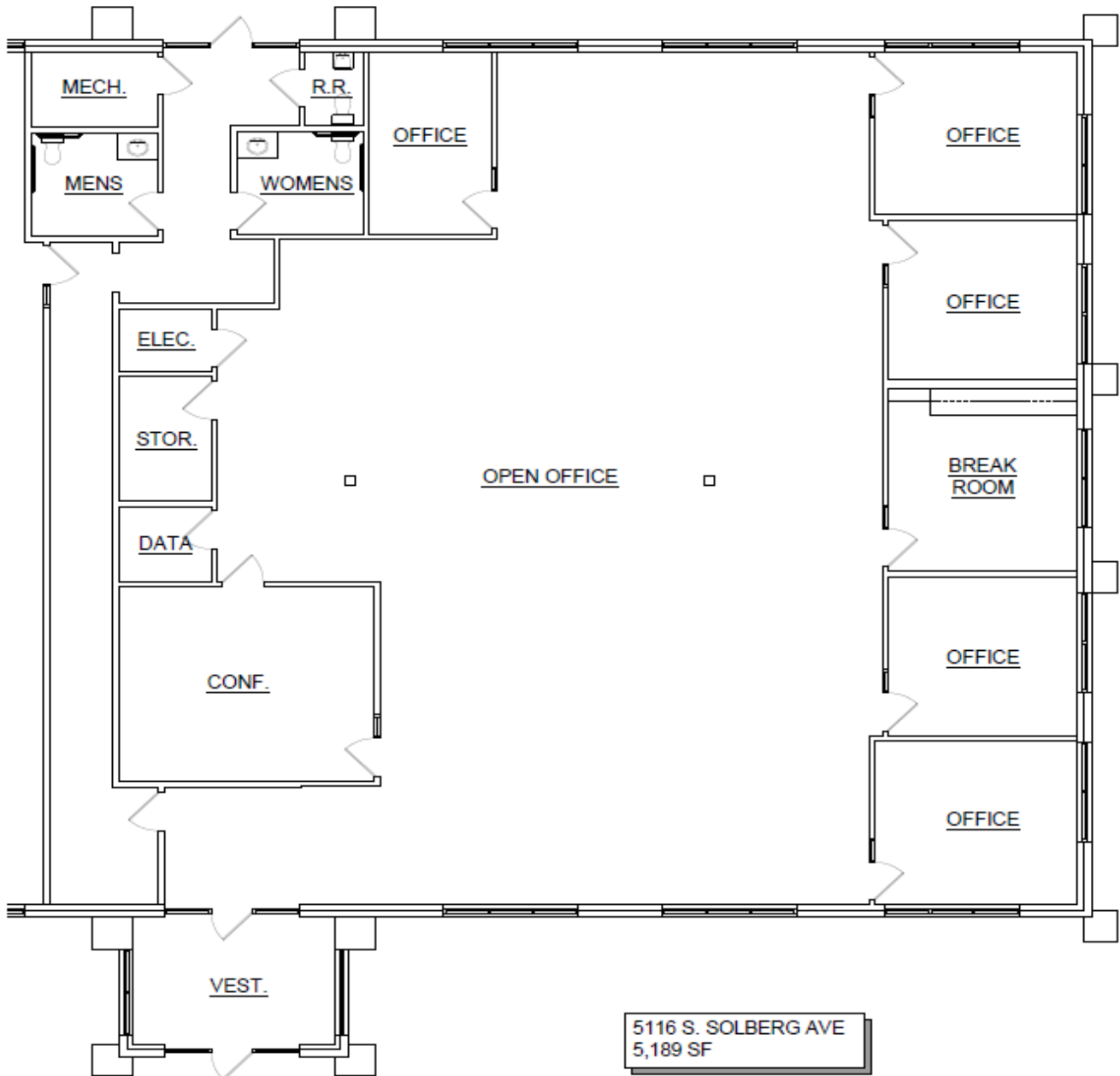
EAST SUITE FLOOR PLAN

5116 & 5120 S SOLBERG AVENUE

5116 5120 Solberg Ave S, Sioux Falls, SD 57108

FOR SALE OR LEASE

Office Building



①

FLOOR PLAN

SCALE: 3/16" = 1'-0"

10/17/2024

AERIAL

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NA Sioux Falls

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