



## Property Description

Modified Gross plus utilities, internet and garbage. Office Space for Lease - 2,254 SF with new HVAC | Functional Layout + Garage Space + Parking Lot | Class B Building with interstate and airport access.

The location, situated at the north end of Sioux Falls off Minnesota Ave in the industrial park. Neighboring businesses include Cardinal Health, Daniels-Olsen, Design Tanks, Viaflex and Dey Distributing.

## Property Highlights

- Recently remodeled suite
- Three private offices - ideal for executives or client-facing roles
- Large open workspace - perfect for team collaboration, cubicles, or flexible layouts
- Two (2) In-suite bathrooms and kitchenette

## Offering Summary

Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	2,254 SF
Building Size:	7,411 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	550	1,973
Total Population	14	1,313	5,937
Average HH Income	\$66,449	\$69,714	\$68,023

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1607 North C Avenue

Sioux Falls, SD 57104

## FOR LEASE

## Additional Photos



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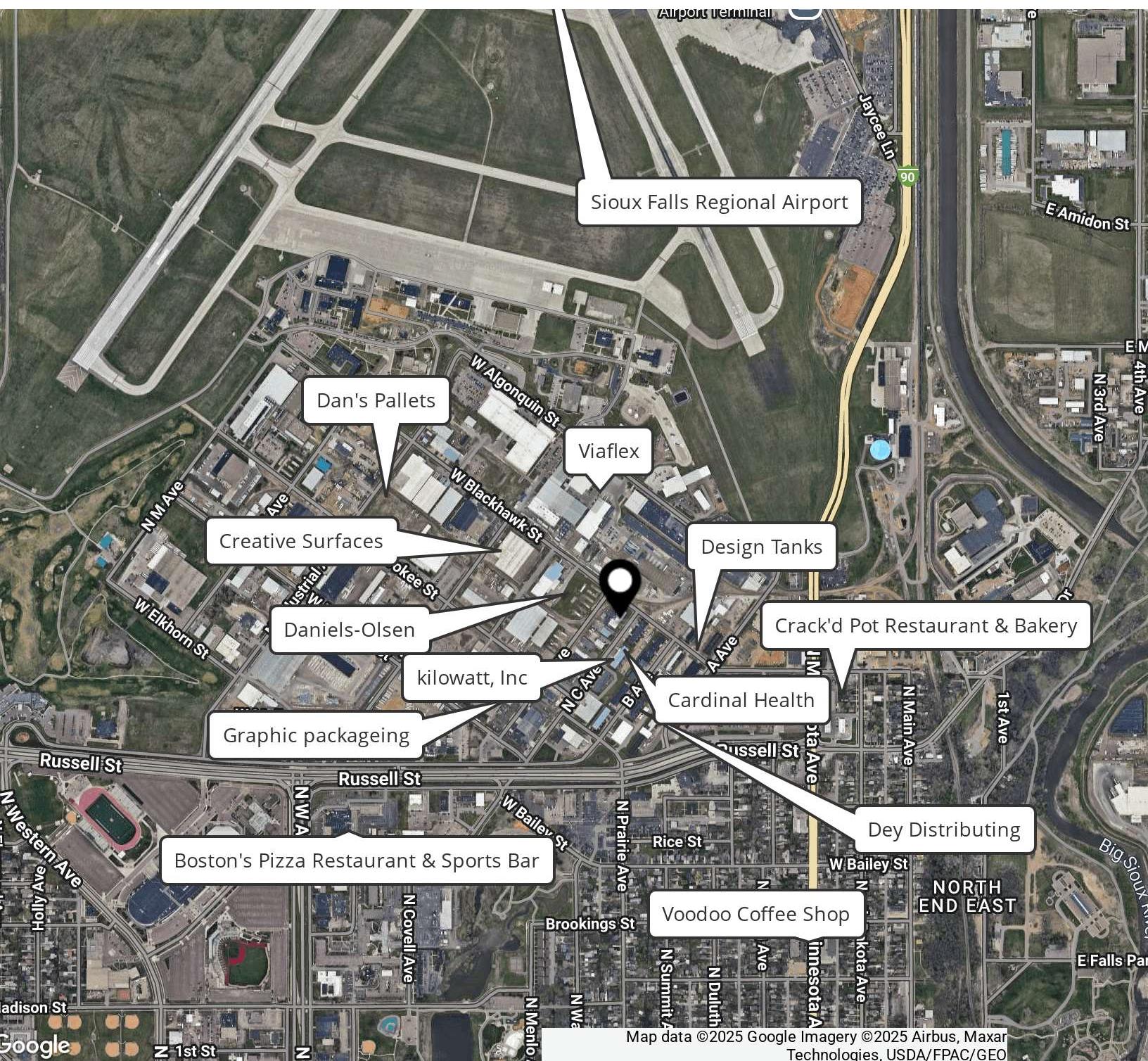
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FOR LEASE

Location Map



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HATHAWAY**  
HOMES SERVICES

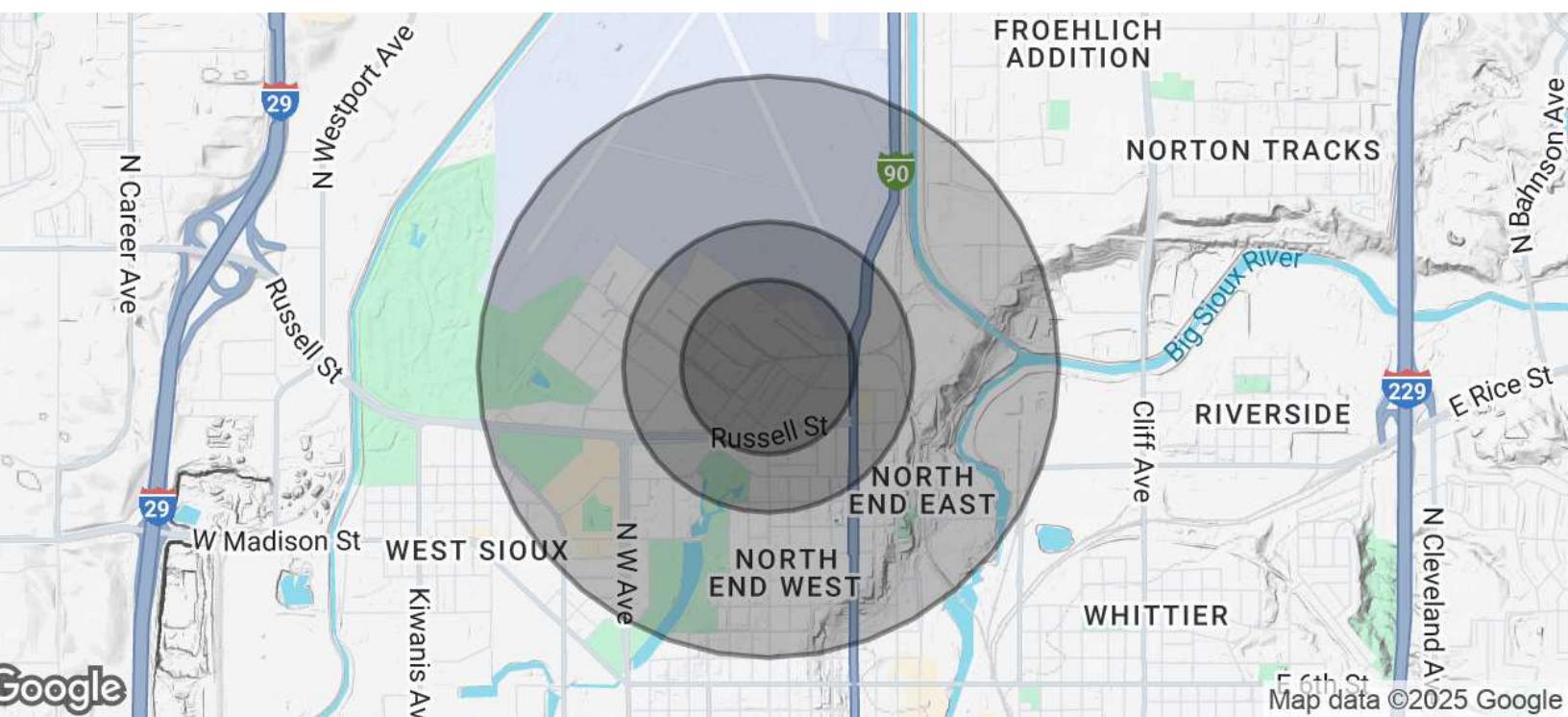
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REALTY

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FOR LEASE

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	14	1,313	5,937
Average Age	41	40	40
Average Age (Male)	42	39	39
Average Age (Female)	41	40	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	550	1,973
# of Persons per HH	2.3	2.4	3
Average HH Income	\$66,449	\$69,714	\$68,023
Average House Value	\$190,749	\$203,451	\$190,058

Demographics data derived from AlphaMap

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