

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

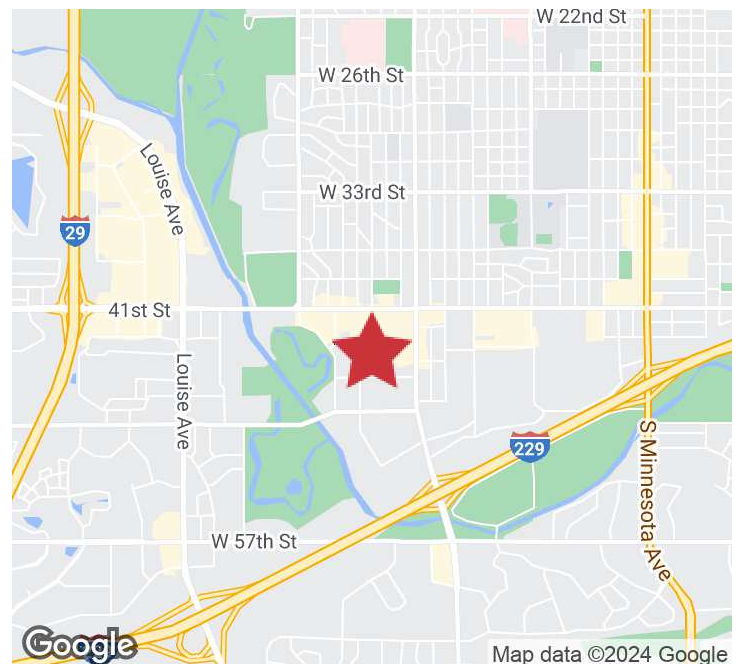
Sublease Rate	\$10.00/SF NNN
NNN Expenses	\$4.72/SF
Suite Size	12,125 SF

PROPERTY HIGHLIGHTS

- Available immediately, long term sublease
- Prime lease expires - 3/31/2034
- Leased as-is
- Can be subdivided down to 4,500 SF or 7,126 SF
- 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: 22,000 vpd
41st Street Traffic Counts: 19,200 vpd

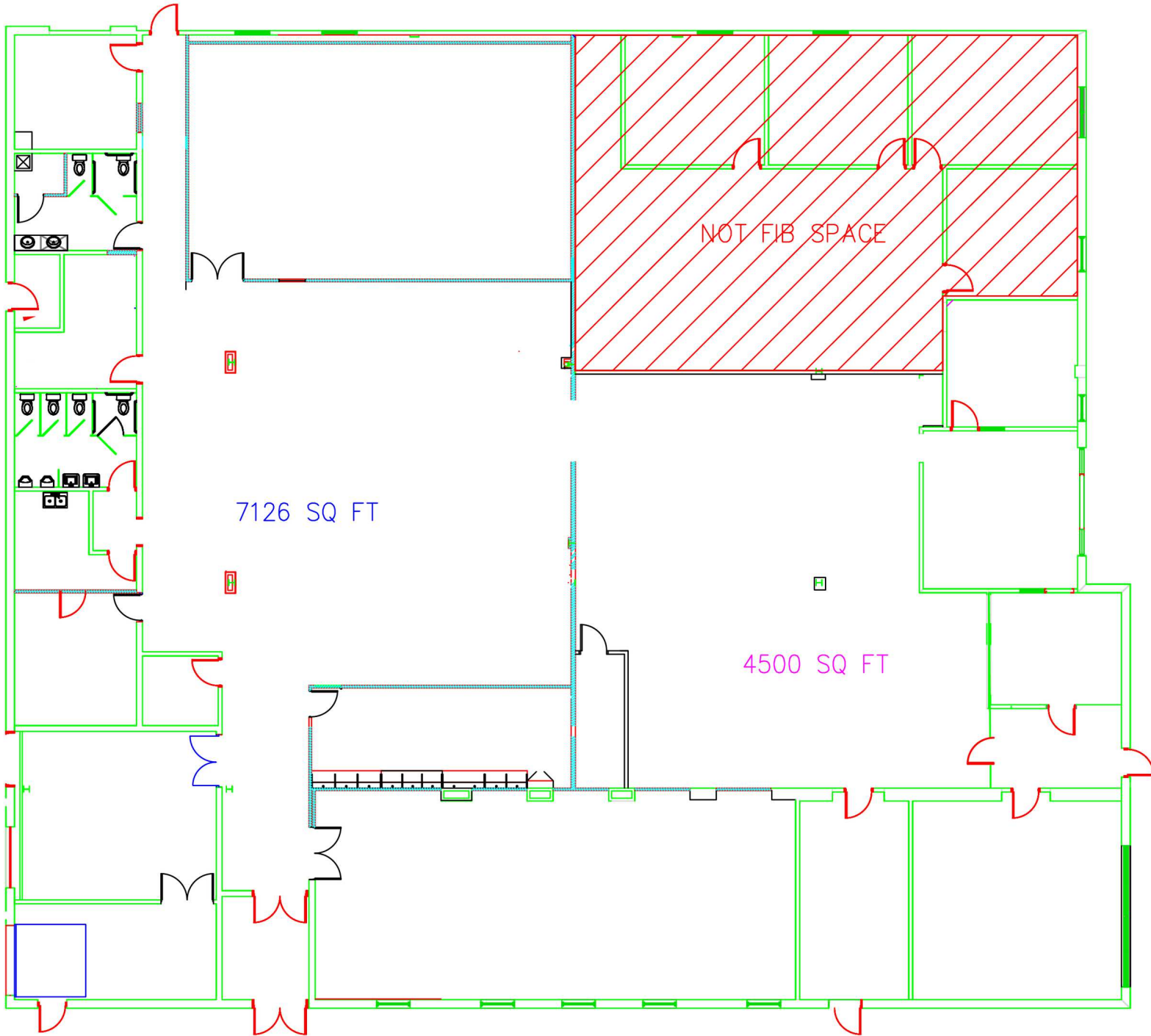


FLOOR PLAN

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

FOR SUBLEASE

Office/Retail Suite

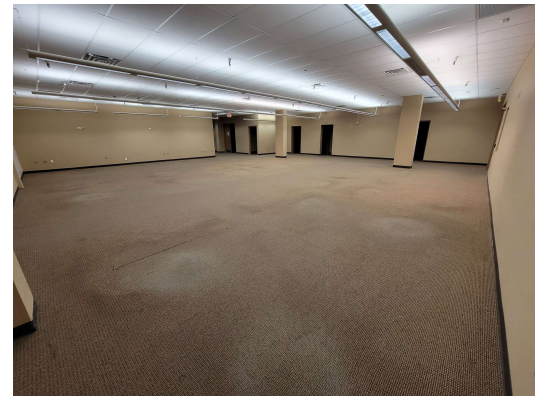
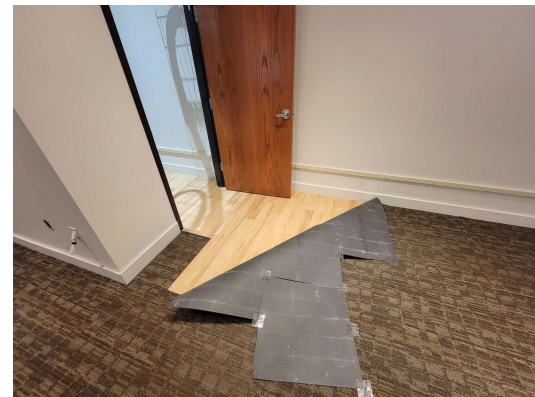
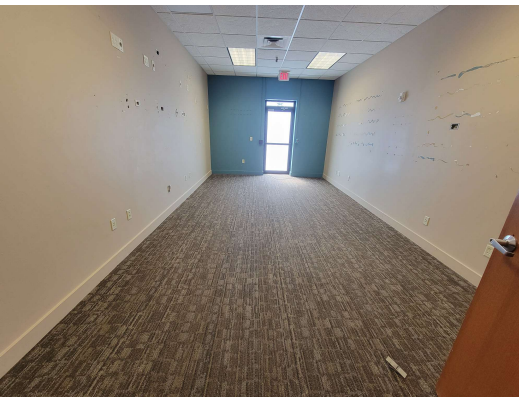


PHOTOS

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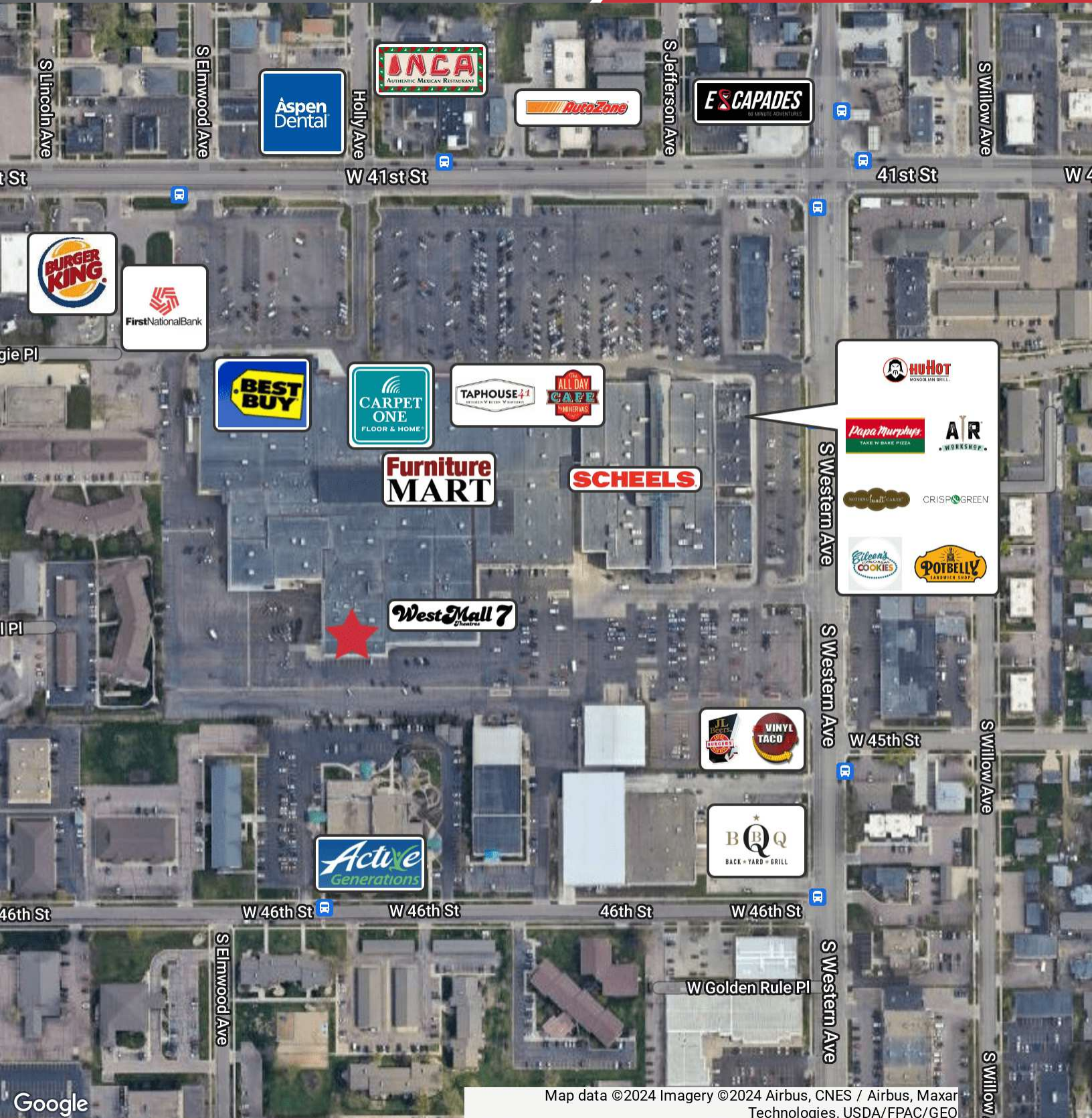


AERIAL

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Google

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