

OFFICE BUILDING FOR SALE OR LEASE

3401 N Louise Ave
Sioux Falls, SD 57107



**\$4,239,000.00 or
\$11.00 PSF, NNN**



Broker
605-360-0061
Jim@JimDunhamAssociates.com



519 W 22nd St. Sioux Falls, SD 57105

PROPERTY INFORMATION

MARKETING DESCRIPTION

This professionally managed property offers both a move-in ready opportunity and an opportunity to customize your space! Half of the building was upgraded in 2021 with new flooring, paint and LED lights. The other half is ready for your finishing touches. The property offers several offices, large open areas, a fitness area, showers, restrooms, a training room wired for modern technology, storage areas, a large break room and perimeter windows to take advantage of the natural light. You'll also find a loading dock, overhead door, generator & lots of on-site parking. Looking to lease? A tenant improvement allowance is negotiable.

PROPERTY HIGHLIGHTS

- 30,260 square feet available; can be sub-divided
- Land size - 3.43 acres
- Zoned I-1
- Generator - New in 2018
- Roof - New on half the building 2019
- 3 Phase power
- Loading dock & drive in door
- Redundant fiber to building
- Great visibility with easy access to Interstate 29
- Parcel: #59196
- NNN Estimate: \$4.31 PSF
- Year Built: 1991-Addition; 1997, Renovated 2021
- Parking: 203 spaces +/-
- Real Estate Taxes: \$60,112
- **PRICE WAS JUST REDUCED FROM \$4,539,000 TO \$4,239,000 - PROVIDING BUYER WITH A \$300,000 "ANYTHING" CREDIT.**
- **LEASE RATE OF \$11.00 PSF IS BASED ON LEASING THE ENTIRE BUILDING, AS-IS. CONTACT BROKER TO DISCUSS SUB-DIVIDING THE BUILDING OPPORTUNITIES AND RELATED LEASE RATES & FIT-UP ALLOWANCE OPPORTUNITIES.**

Information herein deemed reliable, but not guaranteed



Jim Dunham & Associates



The JDA Way



FOR MORE INFO

CALL US: 605-275-8500



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PROPERTY PHOTOS



Generator



Possible Work Station Area



Typical Office



Training Room



Large Breakroom

PROPERTY PHOTOS



Workout Room



Large Area for Workstations



Spacious Open Area

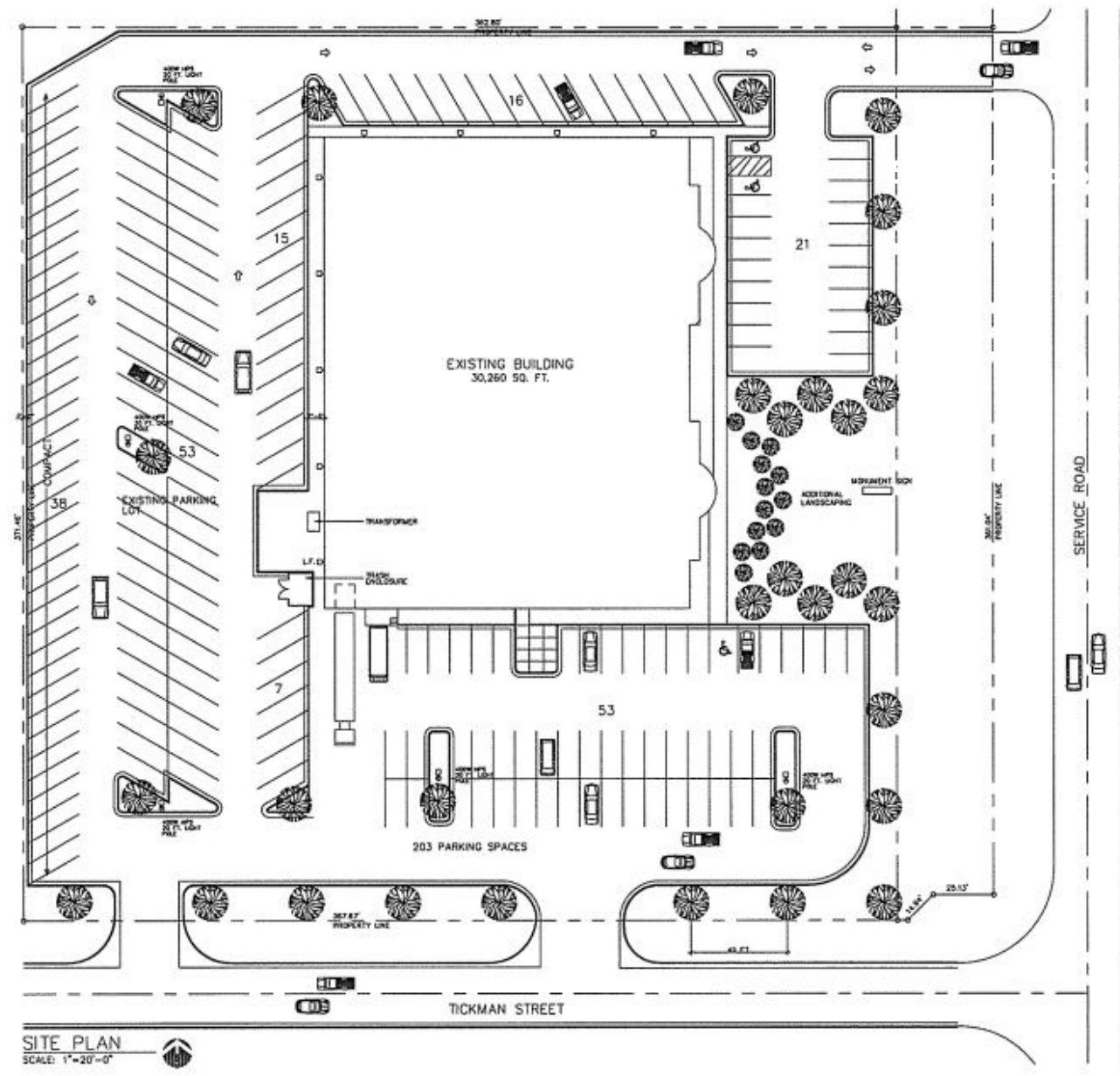


Spacious Open Area



Loading Dock

SITE PLAN



SITE PLAN
SCALE: 1"=20'-0"



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LOCATION MAP



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