



5929 S Mogen Avenue Sioux Falls, SD 57108

Sale Price	\$3,730,000
Main Level Lease Rate	\$16.00/SF NNN
Lower Level Lease Rate	\$5.00/SF NNN
Total Building Size	17,930 SF

PROPERTY HIGHLIGHTS

- Main Level - 14,400 SF
- Lower Level - 3,530 SF
- Currently configured for office/call center use
- Ability to convert into a multi-tenant building
- All existing systems furniture will be removed
- Current lease expires 1-31-2024
- Additional 60,000 SF of land for expansion, future development, or equity development for buyer

LOCATION DESCRIPTION

Located southwest of the I-229/Louise Avenue interchange Area neighbors include Holiday Inn Express & Suites, Five Star Call Centers, Avera Research Institute, Comfort Inn & Suites, Hampton Inn & Suites, Missouri River Energy Services, Avera Heart Hospital, Avera Behavioral Health Center



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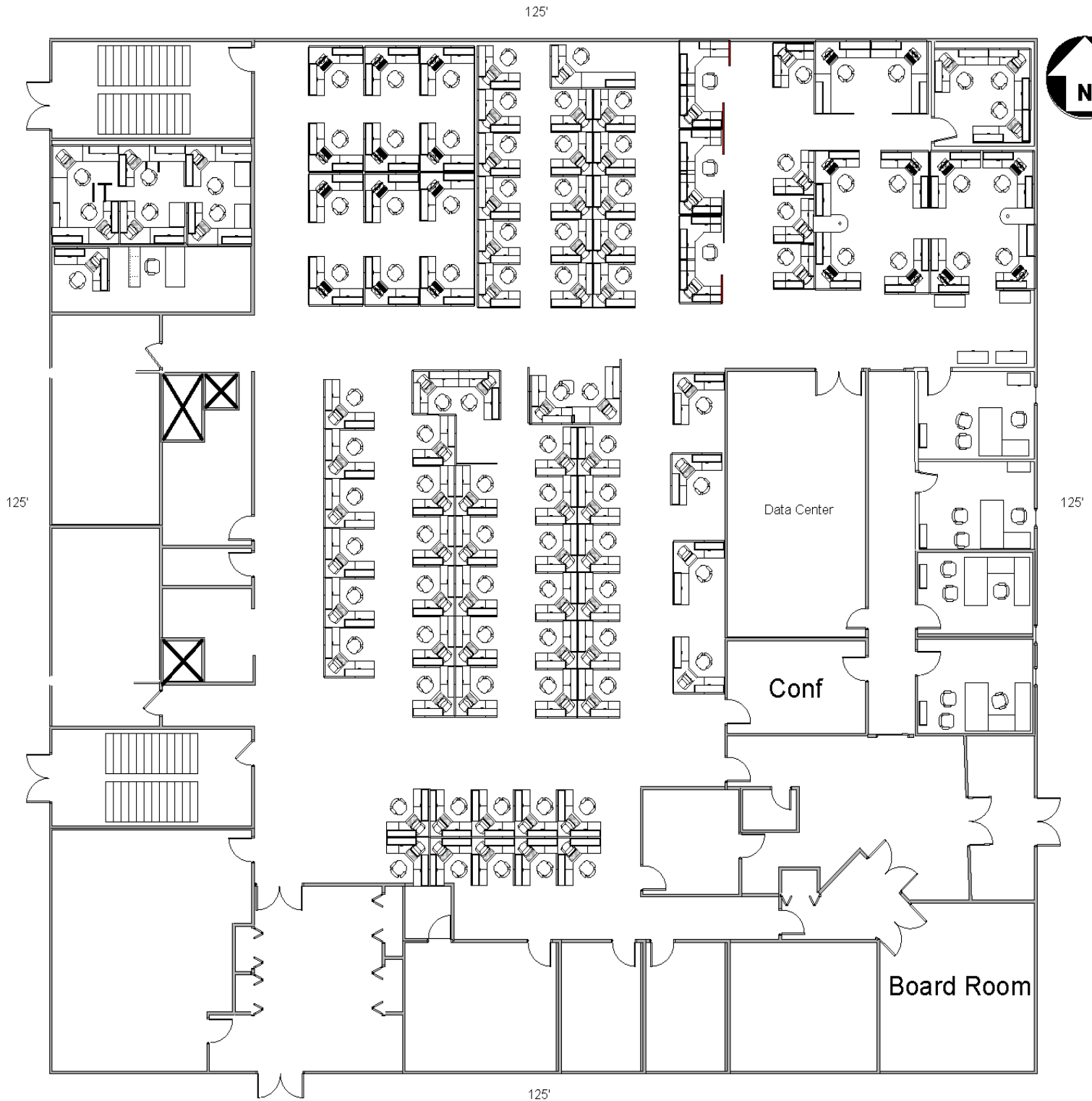
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FLOOR PLAN

5929 S MOGEN AVENUE
Sioux Falls, SD 57108

FOR SALE OR LEASE
Office Building



MULTI-TENANT FLOOR PLAN

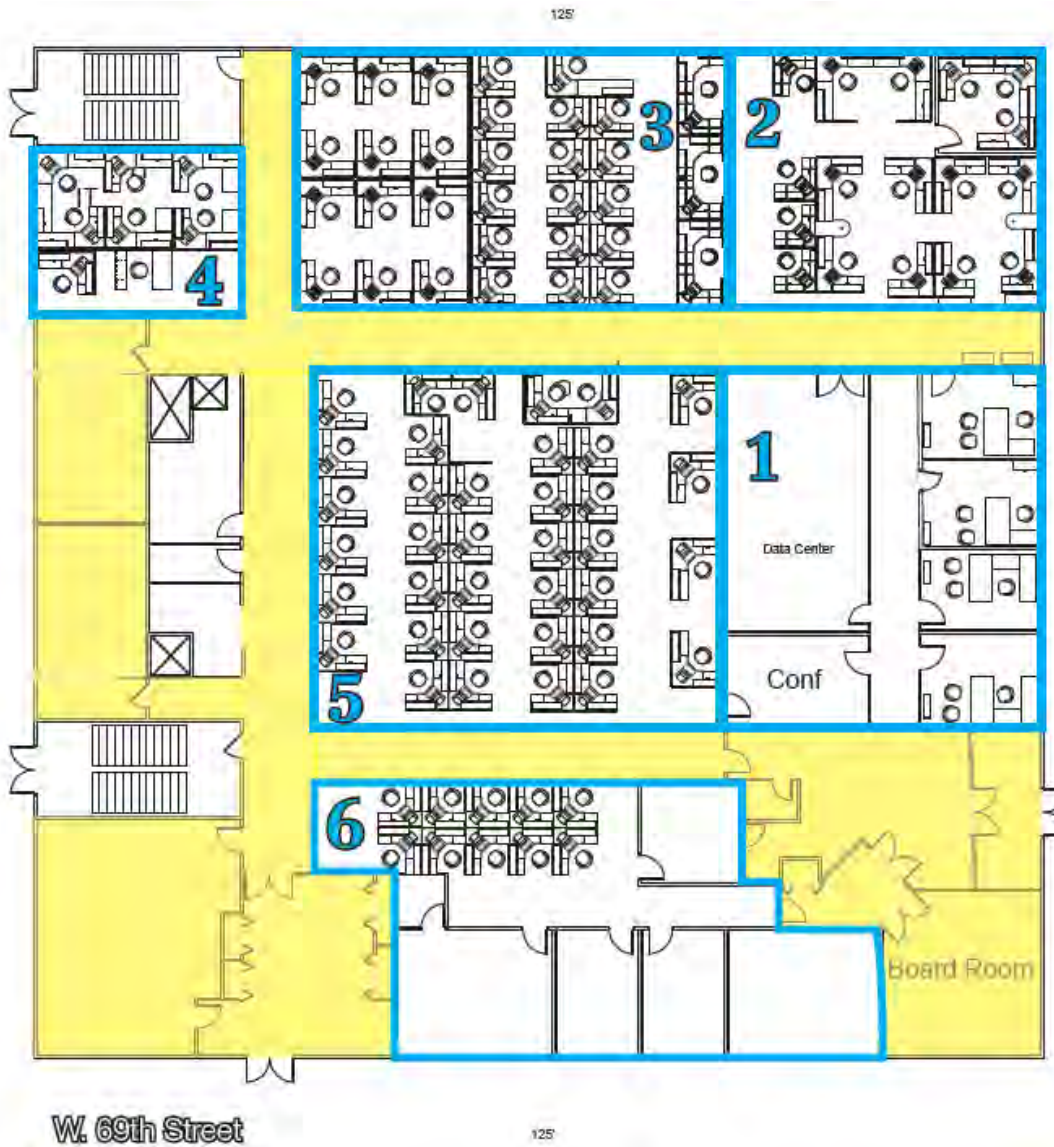
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Yellow shaded areas denotes shared common area.
Common area square footage can be allocated to each suite.

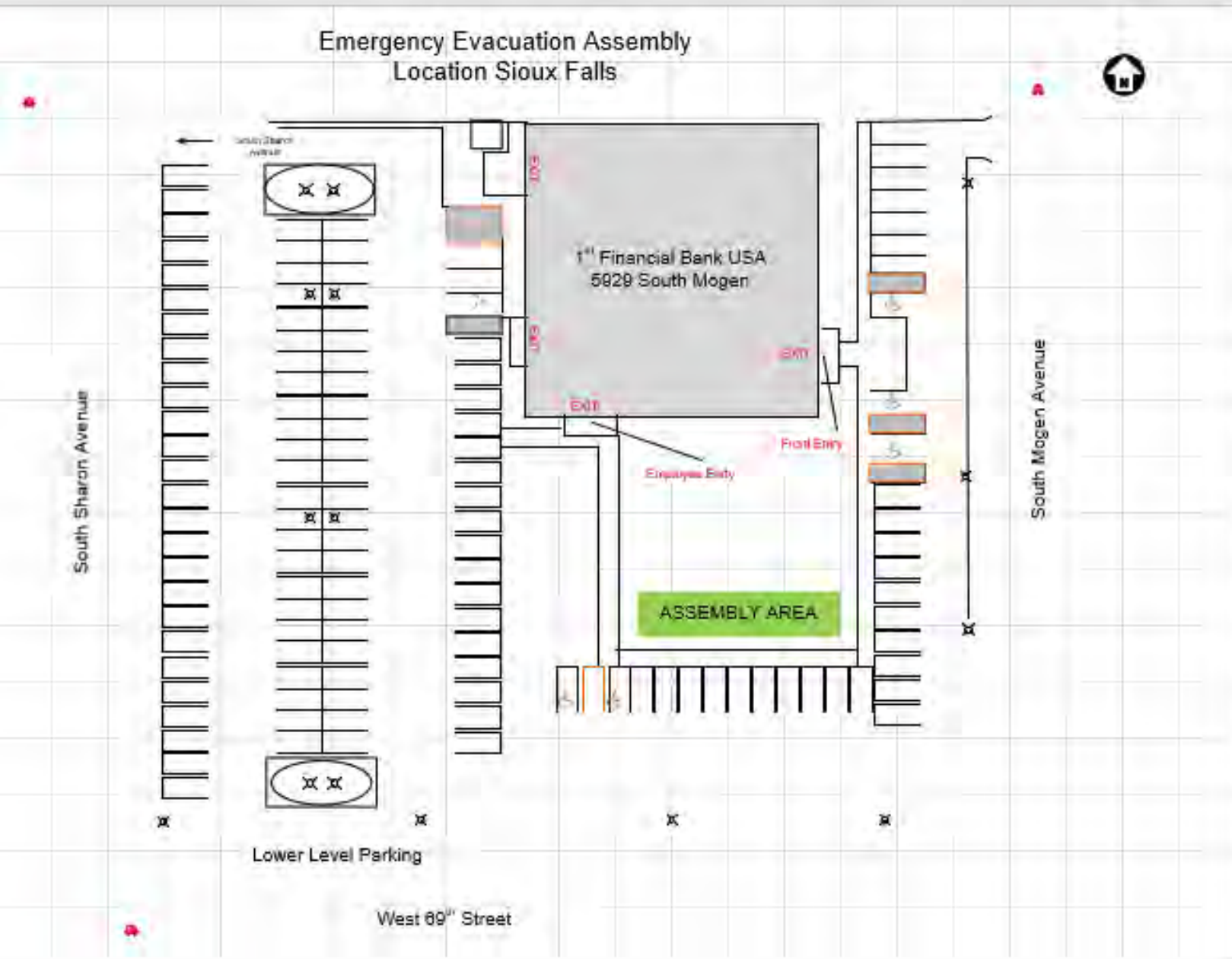


S. Sharon Avenue

SITE PLAN

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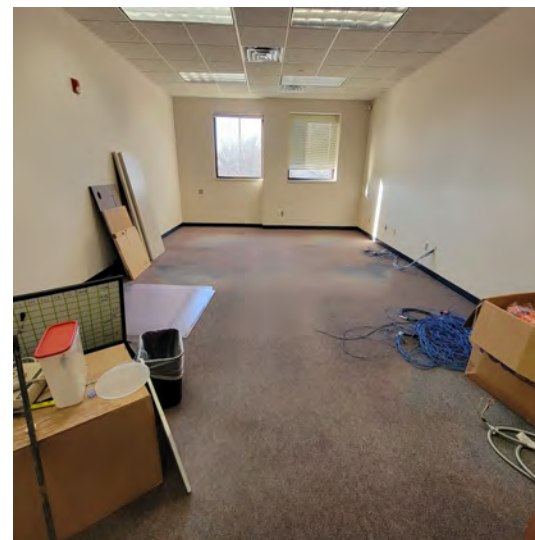
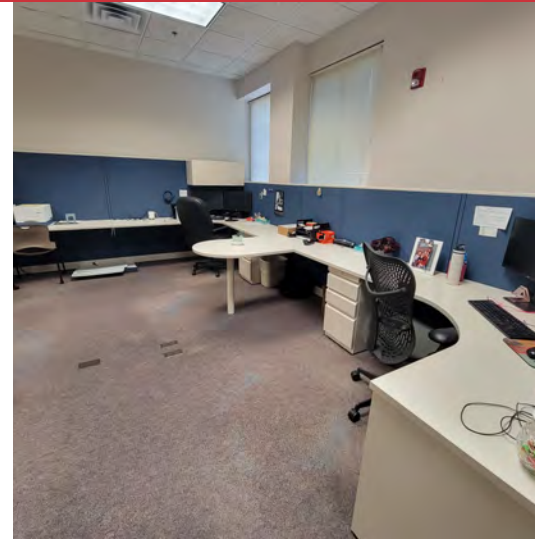
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PHOTOS

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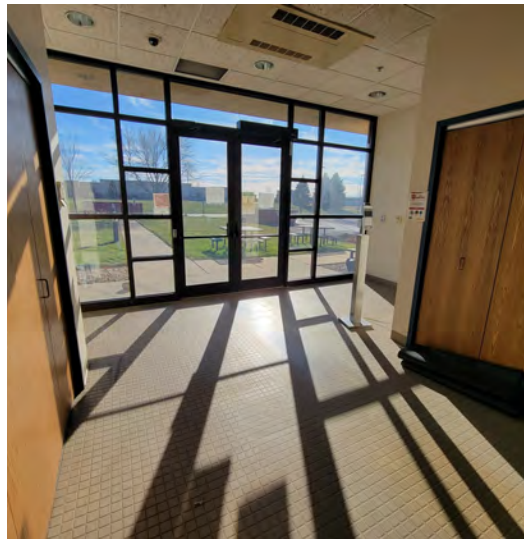
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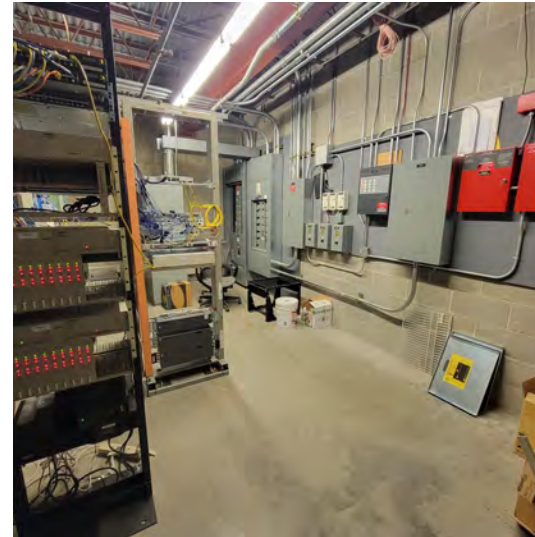
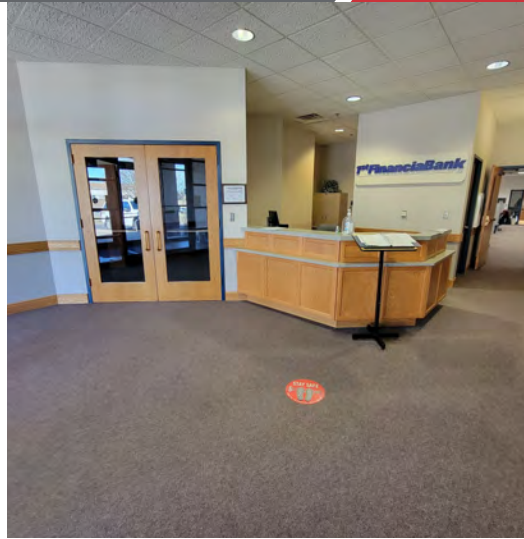
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LOT LAYOUT

5929 S MOGEN AVENUE

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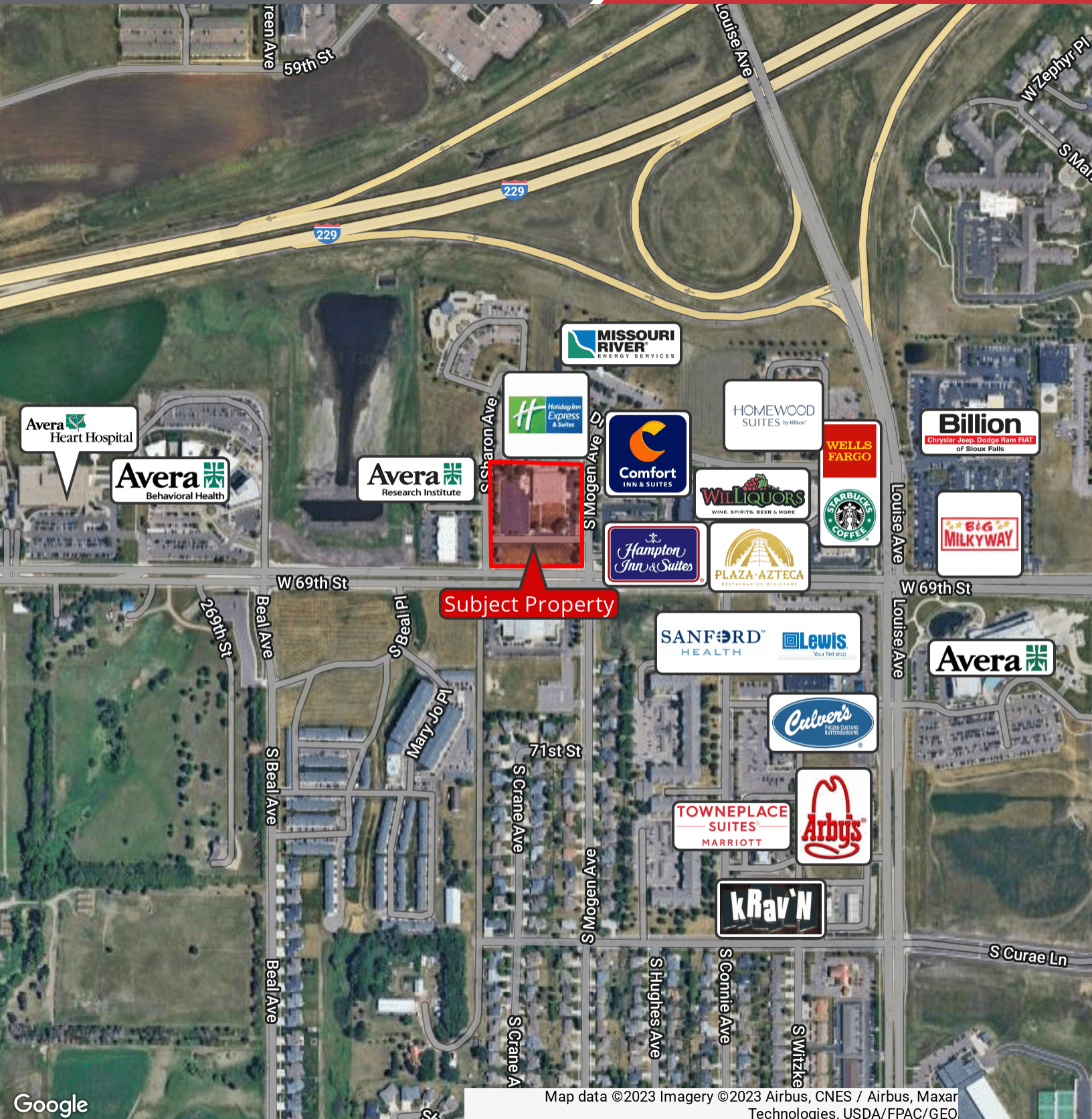
Office Building



AERIAL

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Google

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