

SMP OFFICE SUITES

516 N Garfield Cir, Sioux Falls, SD 57104

FOR LEASE

Property Summary



OFFERING SUMMARY

Lease Rate	\$1,500.00 per month
Lease Type	Gross
Parking Spaces / Ratio	null / null
RSF Available	1,100 SF
Max Contiguous RSF	1100
Min Available RSF	1100
Site Size	33,439 SF
Year Built	2002
# of Floors	1

PROPERTY OVERVIEW

Lease \$1500 per month, Gross plus utilities. 4 offices, reception area, 2 bathrooms, conference room, kitchen and workout room.

Located on a cul-de-sac in a Light Industrial zone but area includes commercial, office and residential. Neighbors are Sioux Merchant Patrol, Casey's, Dreamers Outlet and Life Church. Boasting modern amenities and professional finishes, this office suite has ample parking with low traffic. Location offers convenient access to major transportation routes, gas stations and quick serve restaurants, this property provides the perfect blend of convenience and functionality.

PROPERTY HIGHLIGHTS

- Modern amenities and professional finishes
- Suite includes 3 window offices, 1 interior office, reception, and bathroom
- Ample parking
- Convenient access to major transportation routes
- Secured entry
- On-site management for seamless operations
- Common conference room, kitchen and workout room

Exclusively Represented By:

Stacey Sieverding
LICENSED REAL ESTATE BROKER
605 728 1390
stacey@bhhsdmidwestrealty.com

Berkshire Hathaway HomeServices
Midwest Realty
Sioux Falls, SD 57108
1120 E. 77th Street

BERKSHIRE HATHAWAY
HOMESERVICES | **Midwest Realty**

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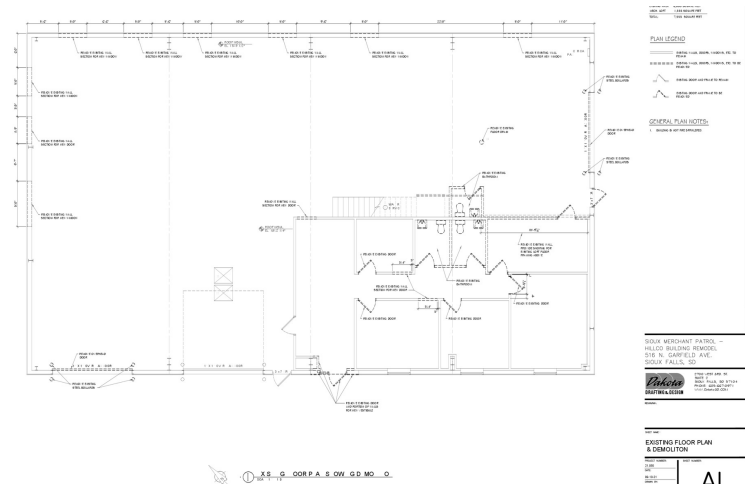
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Additional Photos



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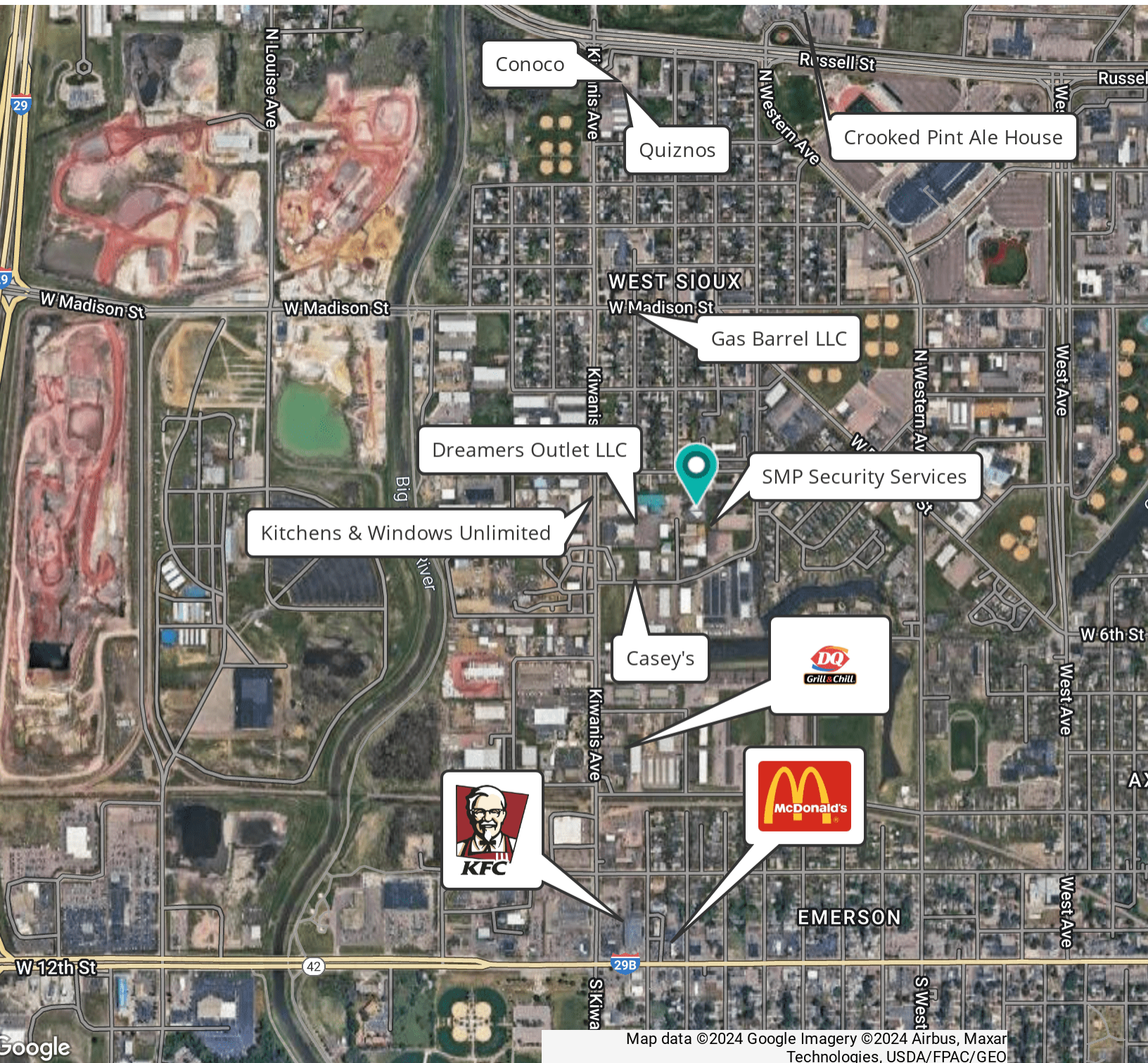
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Location Map



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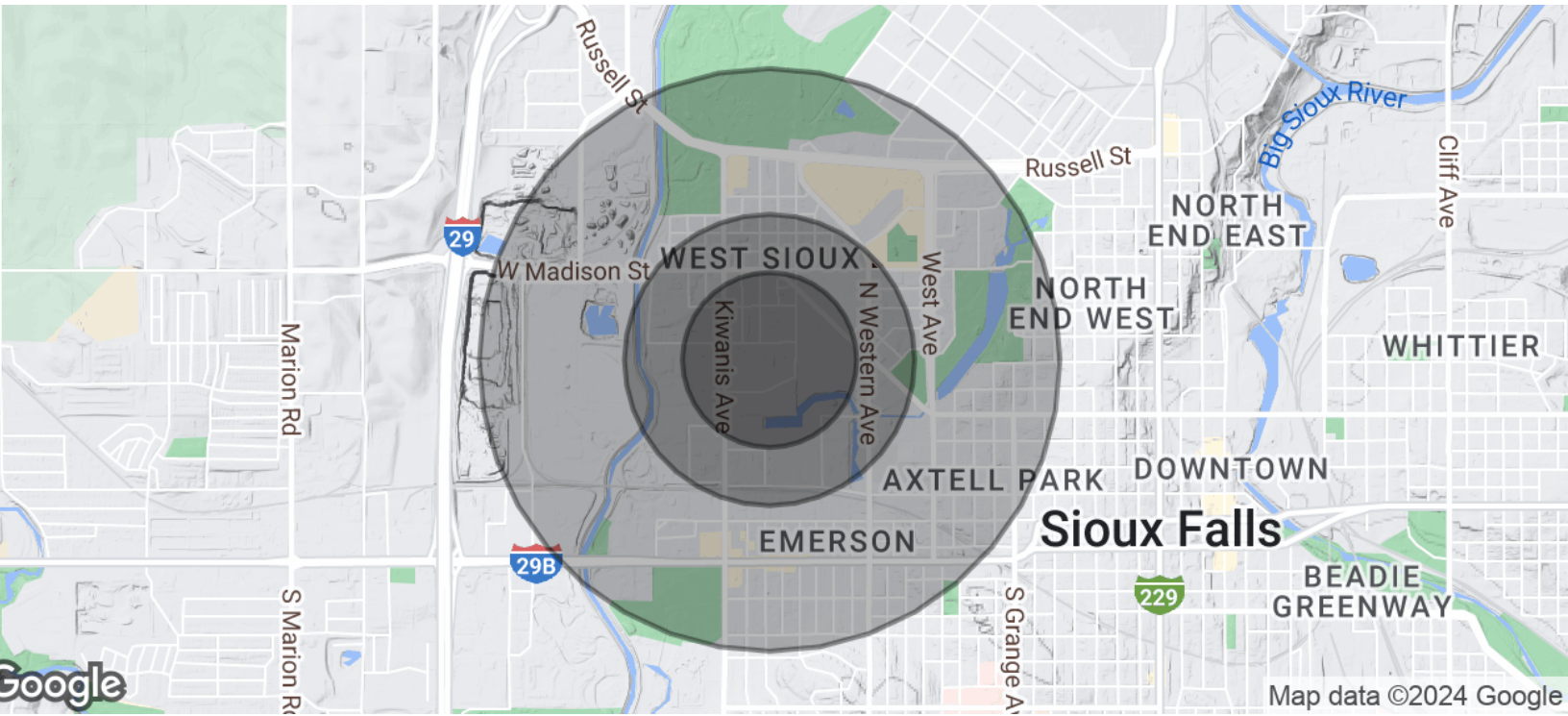
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,162	2,730	7,690
Average Age	38	38	39
Average Age (Male)	38	38	39
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	585	1,383	3,691
# of Persons per HH	2	2	2.1
Average HH Income	\$64,459	\$64,840	\$62,760
Average House Value	\$156,913	\$159,245	\$182,754

Demographics data derived from AlphaMap

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