



# CROSSING PLACE OFFICE

57TH + WESTERN

## OFFICE INVESTMENT FOR SALE

5117 / 5121 South Crossing Place | Sioux Falls, SD 57108



### SIZE

Building: 8,545 sqft  
5117 Parcel: 34,697 sqft  
5121 Parcel: 22,337 sqft



### PRICE

\$1,795,000



### TENANTS

Auto-Owners Insurance, Wilson  
Legal Planning, Vacant Suite #3  
(4,366 sqft)



### LOCATION

Convenient south central  
office location, with close  
proximity to 57th Street,  
Western Avenue, Interstate  
229, and several nearby  
restaurants and coffee shops.



### CO-TENANCY

The Bridges, Starbucks,  
Scooter's Coffee, DQ, 22TEN  
Kitchen, Jack Rose Social Club,  
Flyboy Donuts, Circle K, Year  
Round Brown, Oh My Cupcakes  
and more!



### OPPORTUNITY

**Owner-Occupant Opportunity:**  
This great office investment offers a  
potential owner-occupant opportunity  
in the vacant 4,366-sqft space.

Information deemed reliable but not guaranteed.



[VBCLINK.COM](http://VBCLINK.COM)

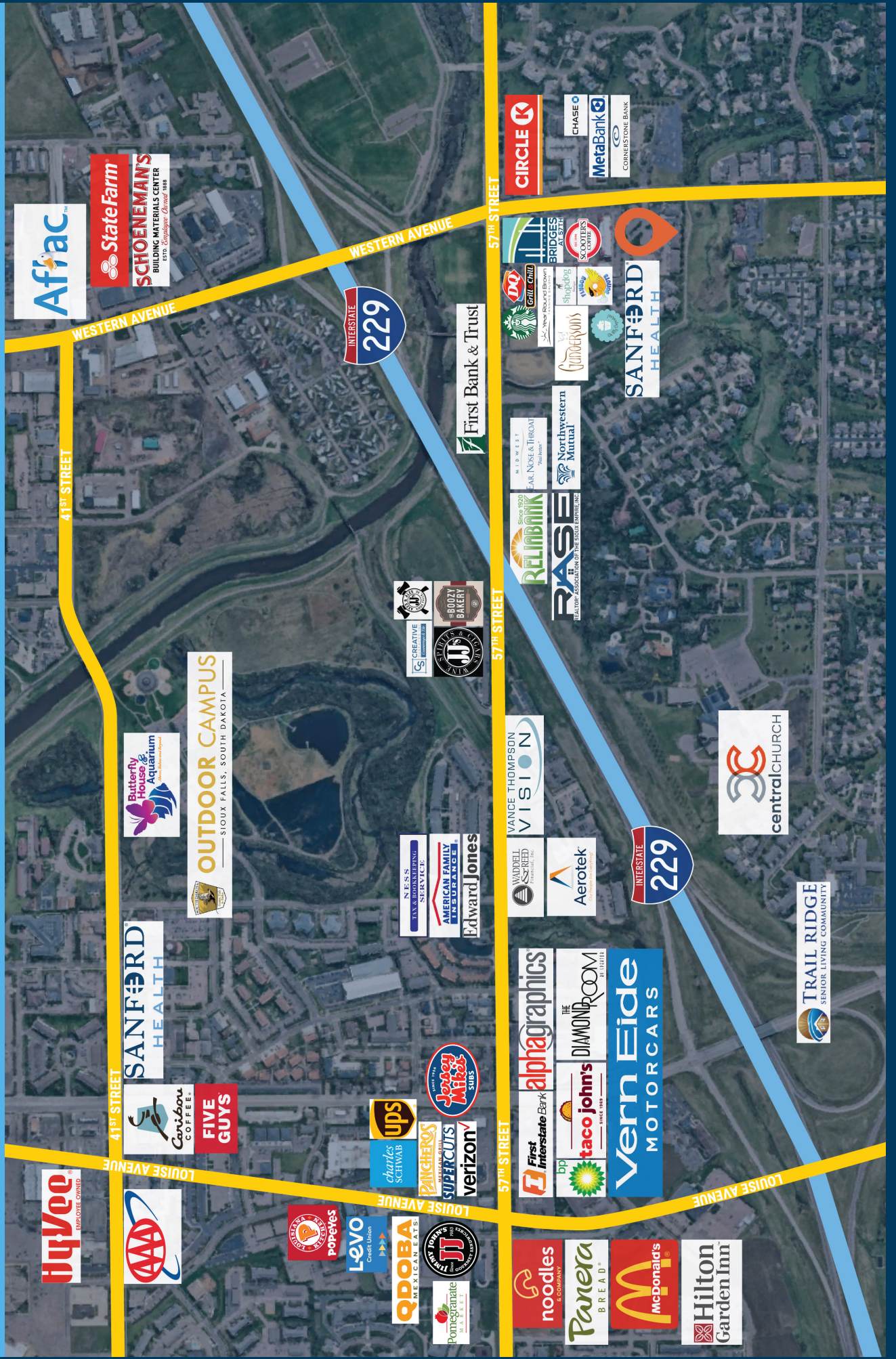
2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



**605.376.0127**  
[Ryan@VBCLink.com](mailto:Ryan@VBCLink.com)



# AREA MAP

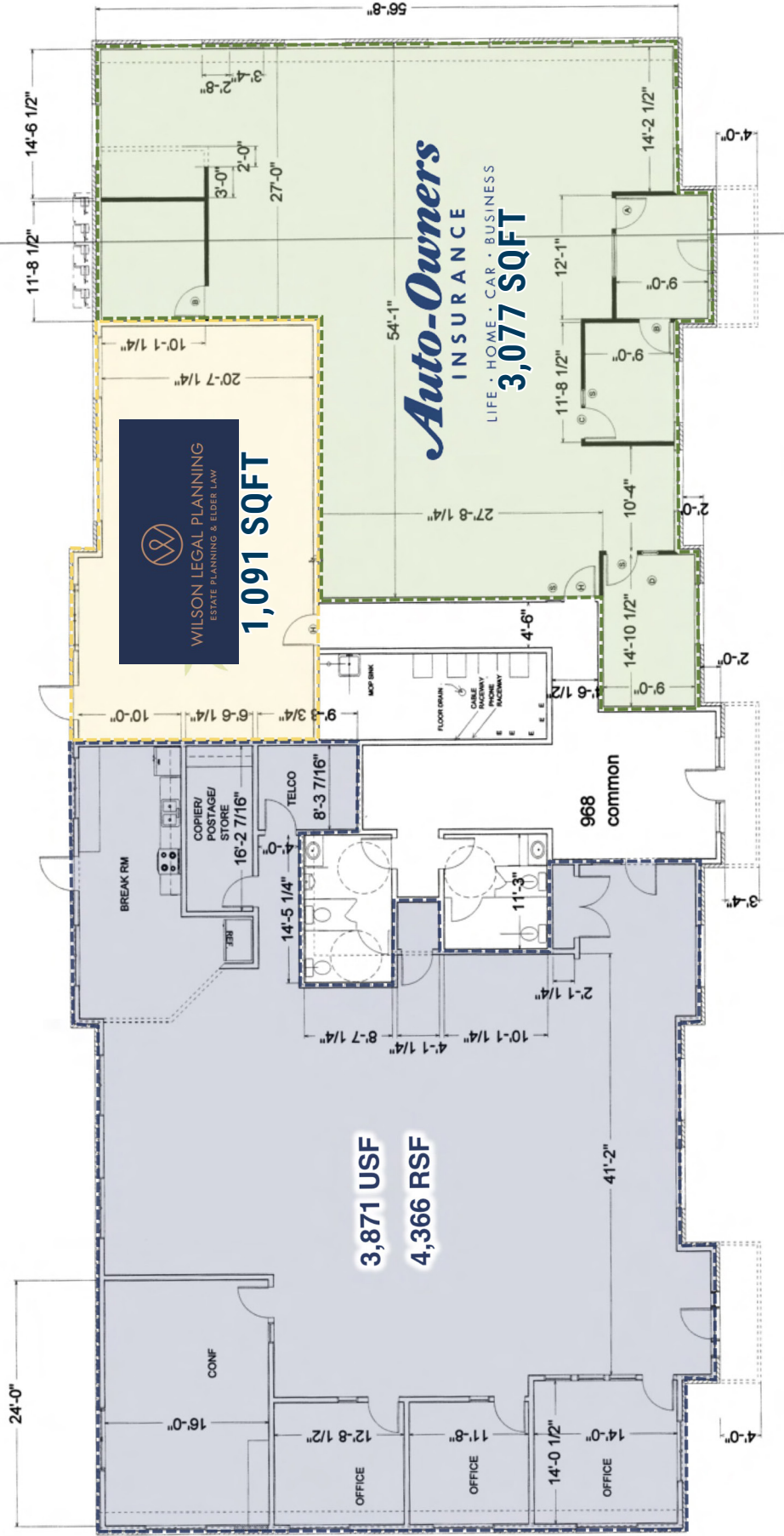




# PARCEL MAP



# FLOOR PLAN





# PHOTOS

