

4928 N CLIFF AVENUE

OFFICE SPACE AVAILABLE FOR LEASE



 4928 N Cliff Avenue
Sioux Falls, SD 57104

 3,840 SF +/-

 \$13.00 / SF NNN
Estimated NNN: \$6.95 / SF

LOCATION

Excellent location in close proximity to I-90, on the southeast corner of Cliff Avenue and 60th Street North

DESCRIPTION

- Beautifully built-out as a clinic, perfect for medical, physical therapy, occupational therapy, behavior health, dentistry, workers compensation/illness care.
- Plentiful parking in front and rear of building
- Excellent tenant mix
- Available immediately

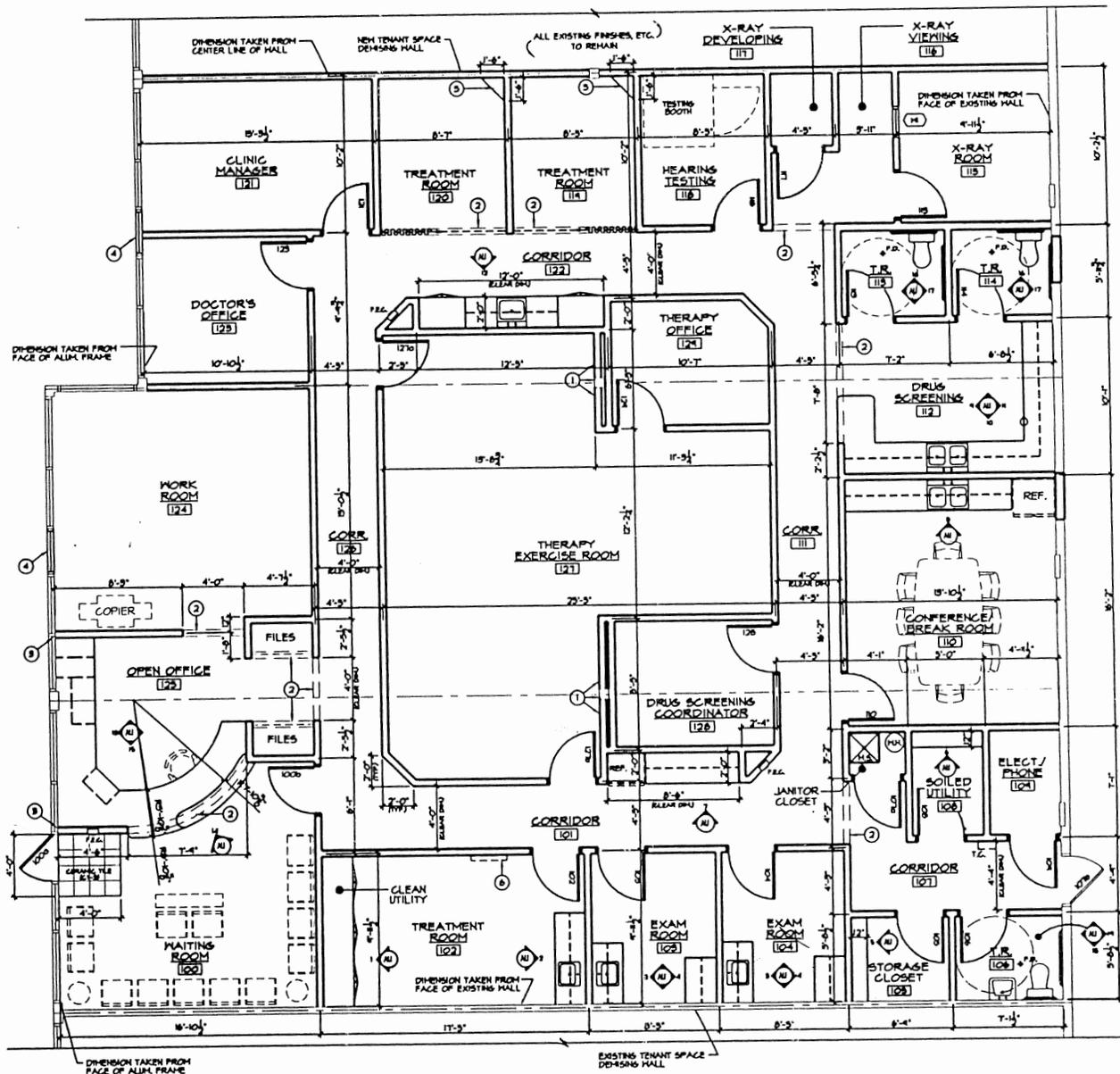
BUILDOUT INCLUDES:

- 7 treatment rooms
- X-Ray room/development area/viewing area
- Large breakroom
- Therapy/exercise room
- Lobby/workroom
- Several private offices
- Multiple restrooms

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FLOOR PLAN

Concept only; subject to change



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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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INTERIOR



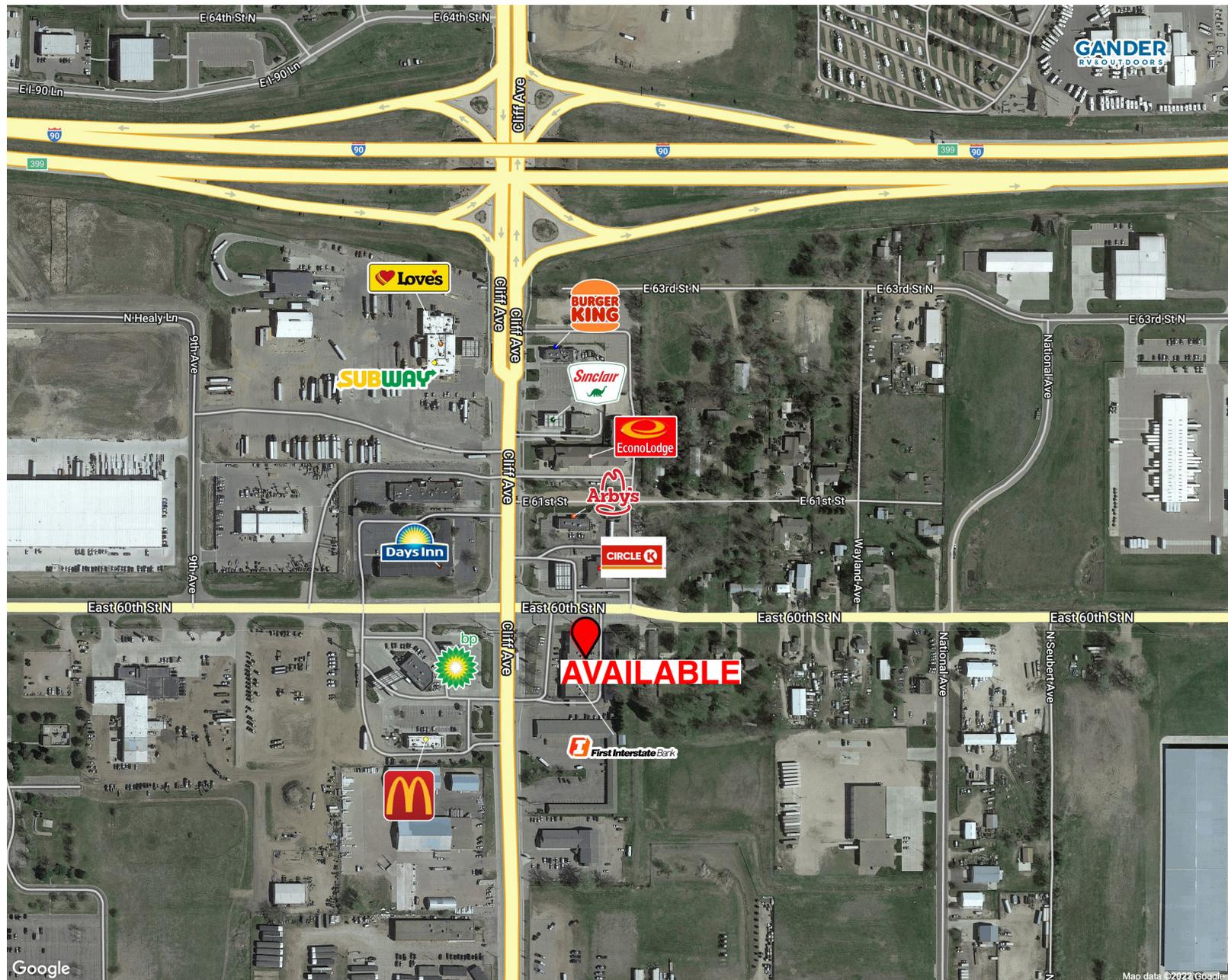
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AREA MAP



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