



COMMERCIAL REAL ESTATE



Office Space for Lease

106 W 69th Street
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
605.351.7907

For Lease

Office Space for Lease

106 W 69th Street
Sioux Falls, SD 57108

Highlights

Size: 3,082 +/- Sq Ft
Zoned: Office
Lease Rate: \$22.00 PSF
Terms: NNN
Est. NNN: \$6.00 PSF

Features:

- Estimated Traffic count is 19,100 VPD
- 15 onsite Parking Spaces
- Excellent location near the intersection of 69th Street and Minnesota Avenue
- Close proximity to Look's Marketplace, Urology Specialists, Subway, First Premier Bank, Sandford, Tinner's, US Bank, and Prairie Green Golf Course
- Tenant improvements negotiable
- Private offices, break room, large reception, and open work area



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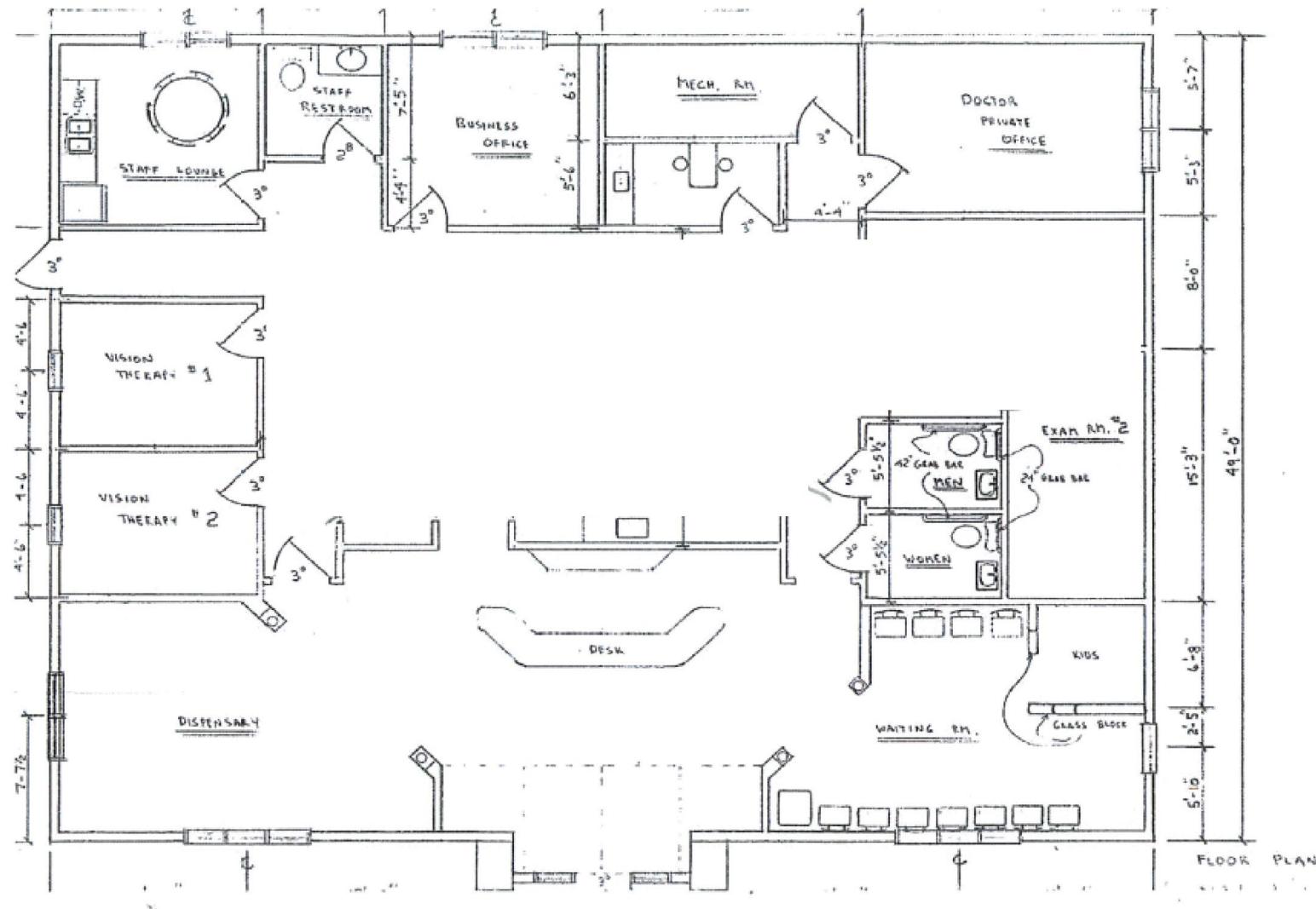
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Floor Plan

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Property Photos

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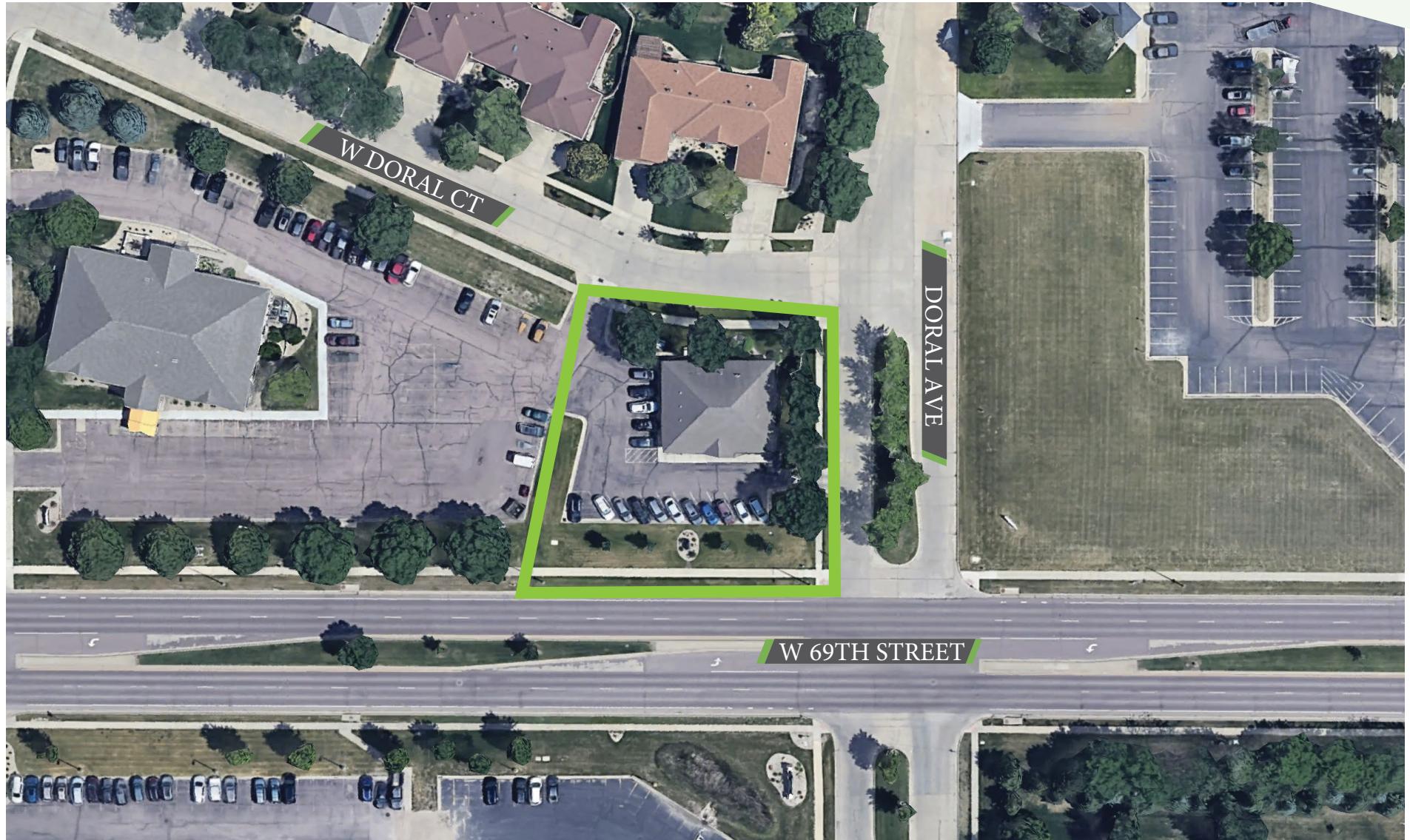
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Site Plan

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Aerial Photo

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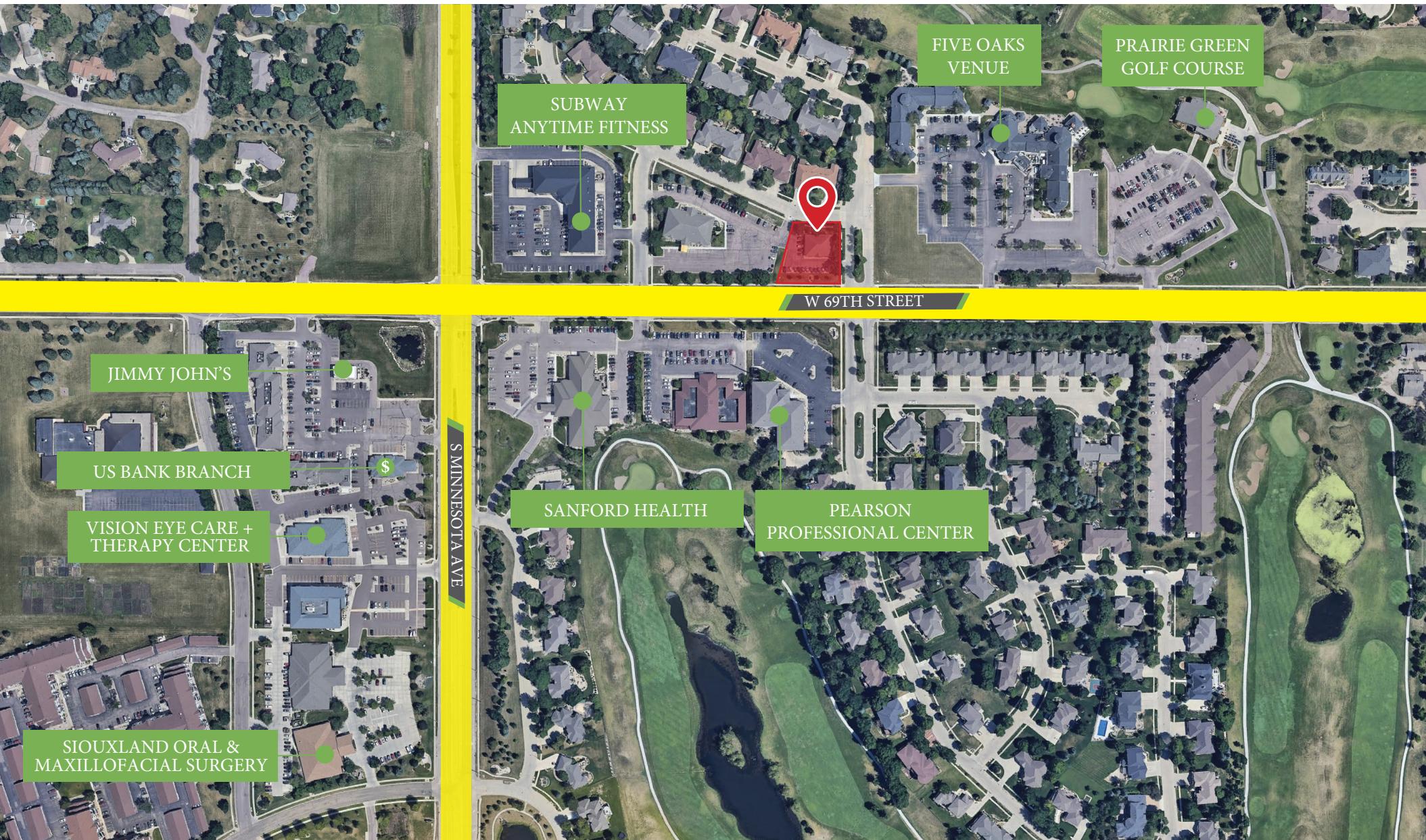
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Market Overview Map



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