



817 W. Russell Street

Sioux Falls, SD 57104

SUITE 103

- Rentable SF: 1,801 SF
- 7 enclosed offices
- Shared restrooms

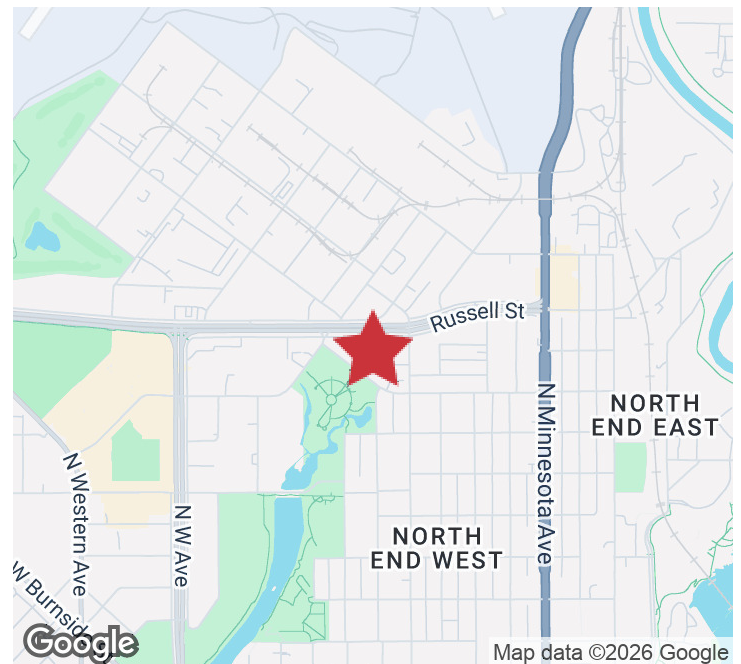
SUITE 2B

- Rentable SF: 5,292 SF
- 7 enclosed offices
- Shared restrooms and breakroom

Located west of downtown, near the airport area and along W. Russell Street.

Russell St. Traffic Count: 26,800 VPD

Suite 103 Lease Rate	\$12.00/SF GROSS INCLUDING UTILITIES
Suite 2B Lease Rate	\$12.00/SF GROSS INCLUDING UTILITIES



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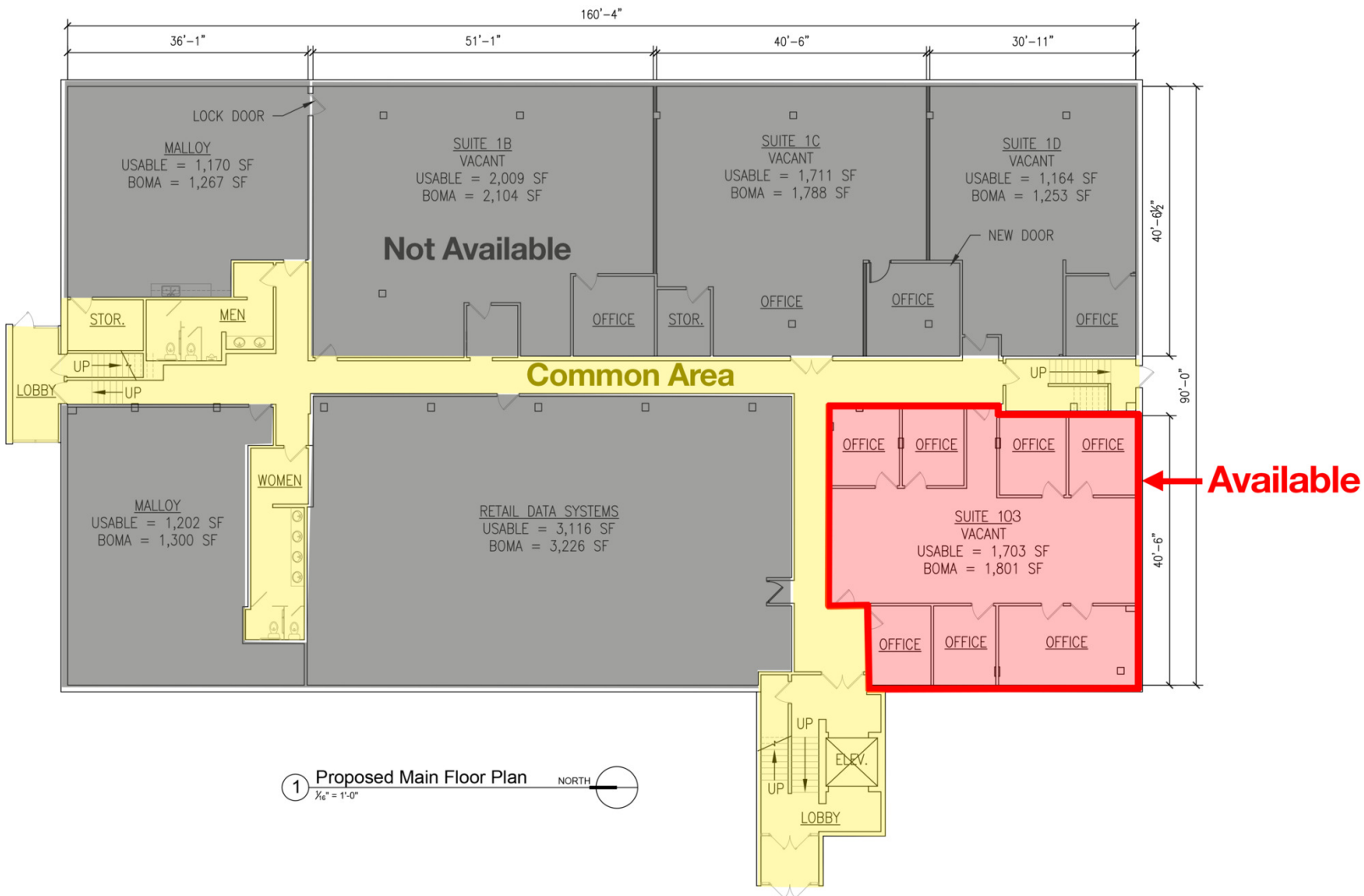
SUITE 103 FLOOR PLAN

817 W. RUSSELL STREET

Sioux Falls, SD 57104

FOR LEASE

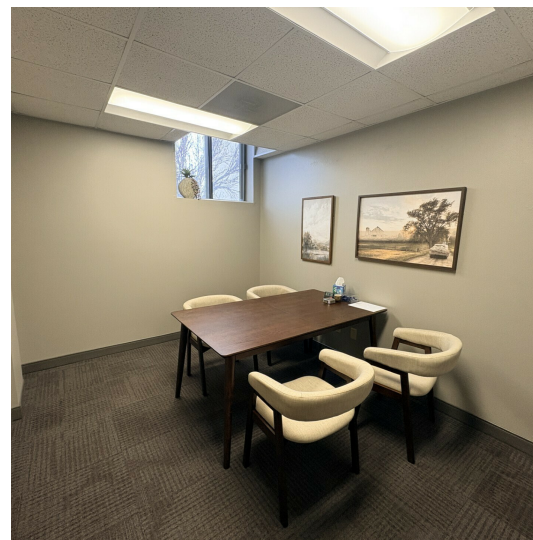
Office Suites



SUITE 103 PHOTOS

817 W. RUSSELL STREET
Sioux Falls, SD 57104

FOR LEASE
Office Suites

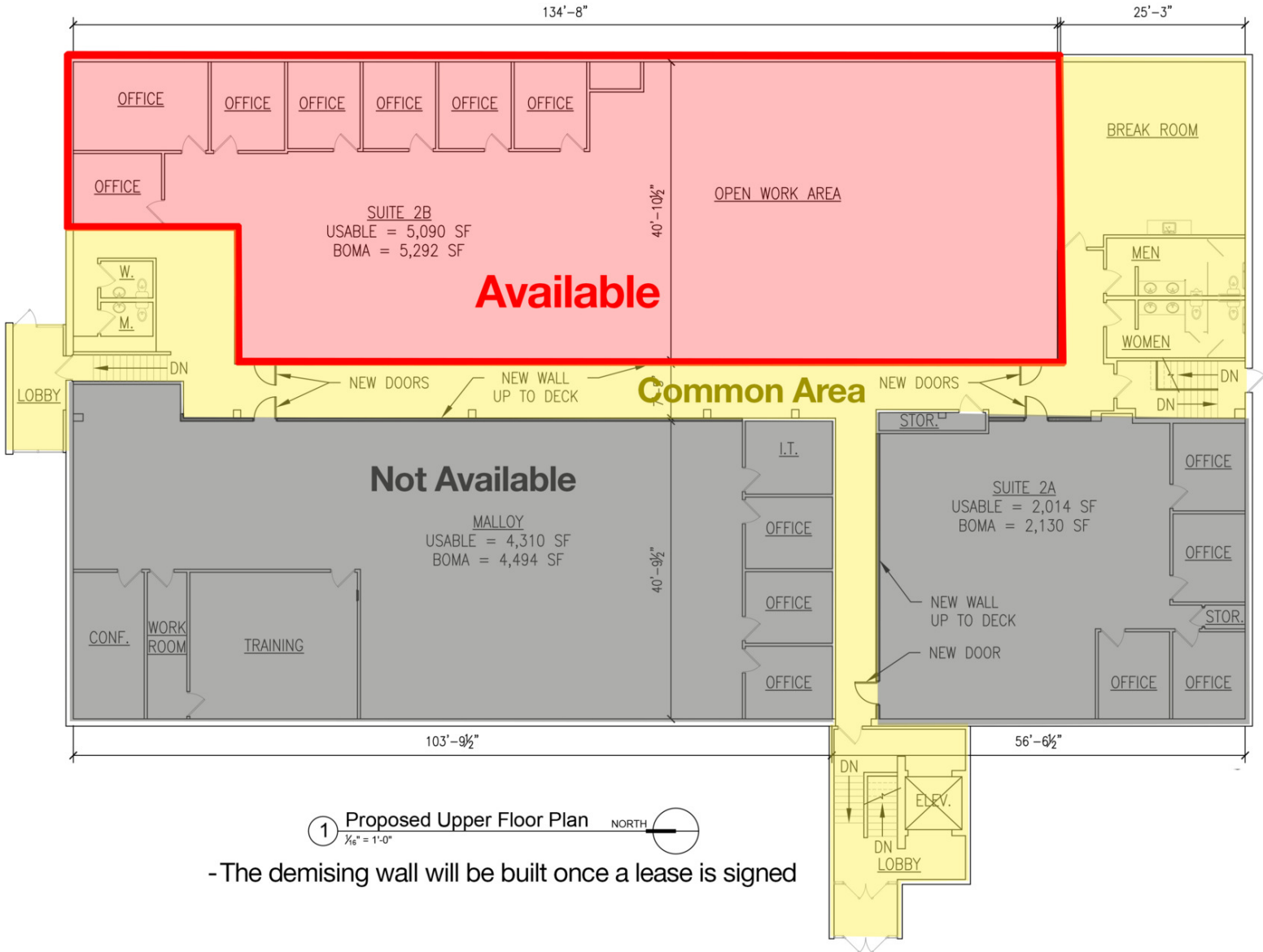


SUITE 2B FLOOR PLAN

817 W. RUSSELL STREET
Sioux Falls, SD 57104

FOR LEASE

Office Suites



SUITE 2B PHOTOS

817 W. RUSSELL STREET
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FOR LEASE

Office Suites



Breakroom

LOCATION MAP

817 W. RUSSELL STREET
Sioux Falls, SD 57104

FOR LEASE

Office Suites



SUBJECT PROPERTY

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