

621 West Russell Street Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- High quality masonry & steel building
- Well maintained with newer roof & HVAC
- East two-story building has elevator shaft - elevator can be installed
- Great visibility to Russell Street
- Can be divided to create a multi-tenant building, 2-3 tenants
- Zoning: C-3
- Russell St. Traffic Count: 25,100 VPD

LEASE DESCRIPTION

Suite 100: 8,729 RSF (original building) – \$11.50 PSF NNN

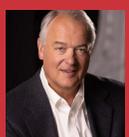
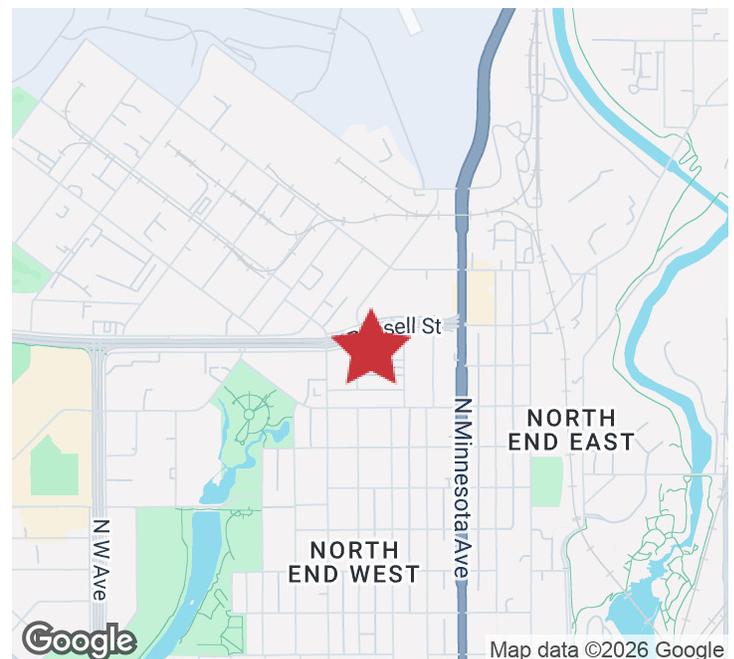
Suite 101: 1,822 RSF (east building, ground level) – \$9.50 PSF NNN

Suite 102: 2,489 RSF (east building, ground level) – \$9.50 PSF NNN

Suites 101 & 102 may be leased together for a combined total of 4,311 RSF

Suite 200: 5,086 RSF (east building, upper level) – \$8.00 PSF NNN

Sale Price	\$2,230,000 (\$110.70 PSF)
Lease Rate	\$10.00 PSF NNN
Building SF	20,141 SF
Lot Size	1.18 AC (51,397 SF)



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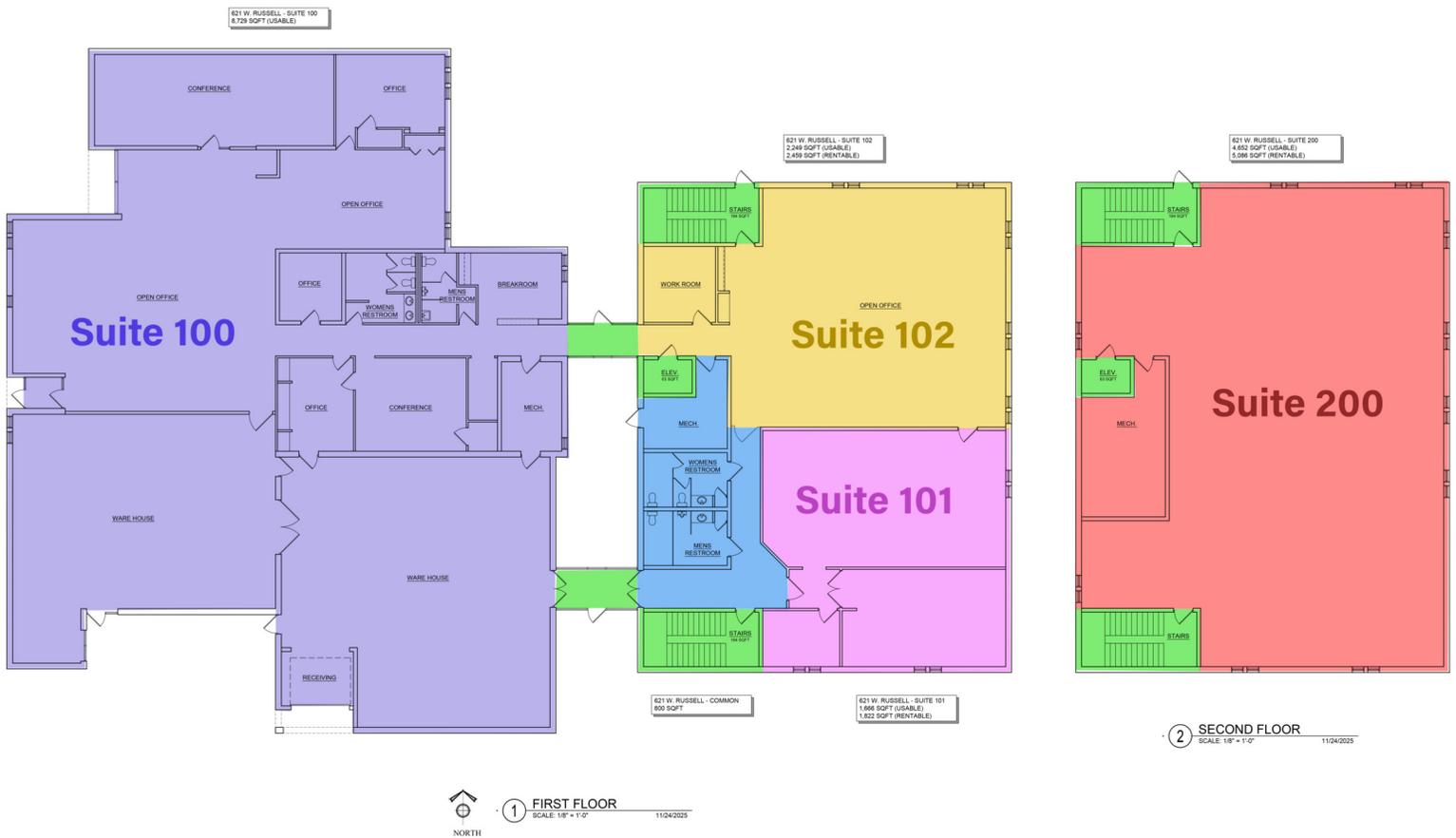
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FLOOR PLAN

621 WEST RUSSELL STREET
Sioux Falls, SD 57104

FOR SALE & LEASE
Office Building



Dakota Drafting & Design
200 N. HERITAGE PKWY
SUITE 104
TEA, SD 57064
PHONE: 605-667-0971
www.Dakota3D.com

PHOTOS

621 WEST RUSSELL STREET
Sioux Falls, SD 57104

FOR SALE & LEASE
Office Building



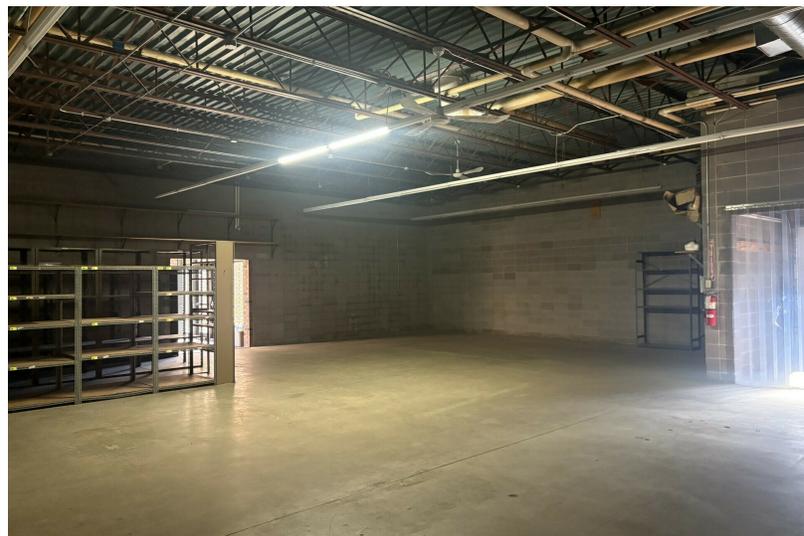
ADDITIONAL PHOTOS

621 WEST RUSSELL STREET

Sioux Falls, SD 57104

FOR SALE & LEASE

Office Building



PARCEL

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Sioux Falls, SD 57104

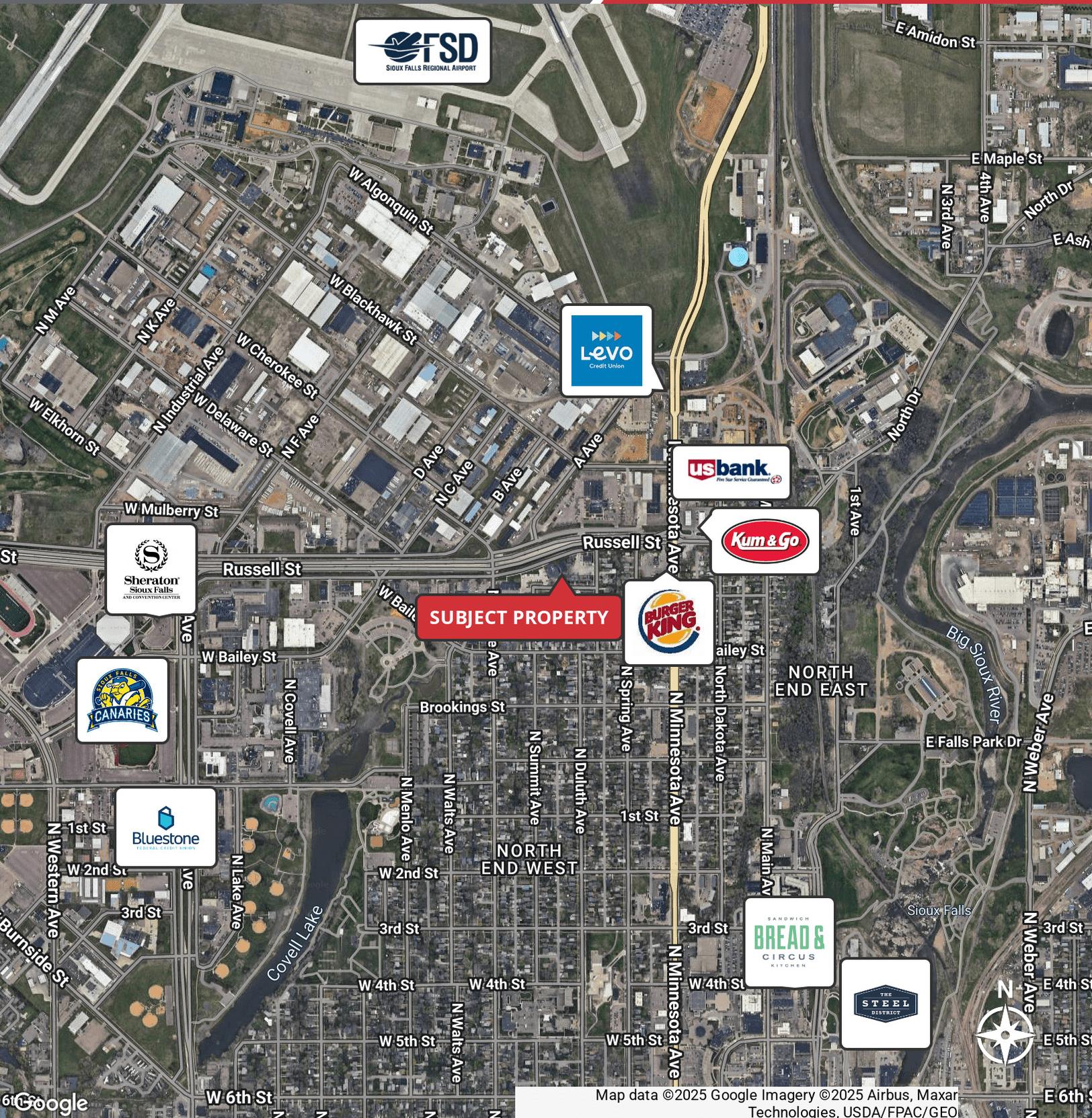
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AERIAL

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