



PLATINUM CENTER

SECOND FLOOR OFFICE SPACE



4200 S Louise Ave
Sioux Falls, SD 57106

FOR LEASE

\$13.95 SF/NNN
2,895 SF

SIZE

- 2,895 sq. ft.

PRICE

- \$13.95 / SF NNN
- Estimated NNN: \$6.00 / SF

LOCATION

- Highly visible office space available at the corner of 49th Street and Louise Avenue!

DESCRIPTION

- Floor plan consists of an open office area, three large offices/conference rooms, en-suite restrooms, and storage room
- Excellent signage opportunities on the building and pylon sign
- Separate entrance to 2nd floor office from the front of the building
- First floor tenants include Caribou Coffee & Einstein Bagels and Five Guys
- Contact broker for additional information

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com

Professionally managed by:

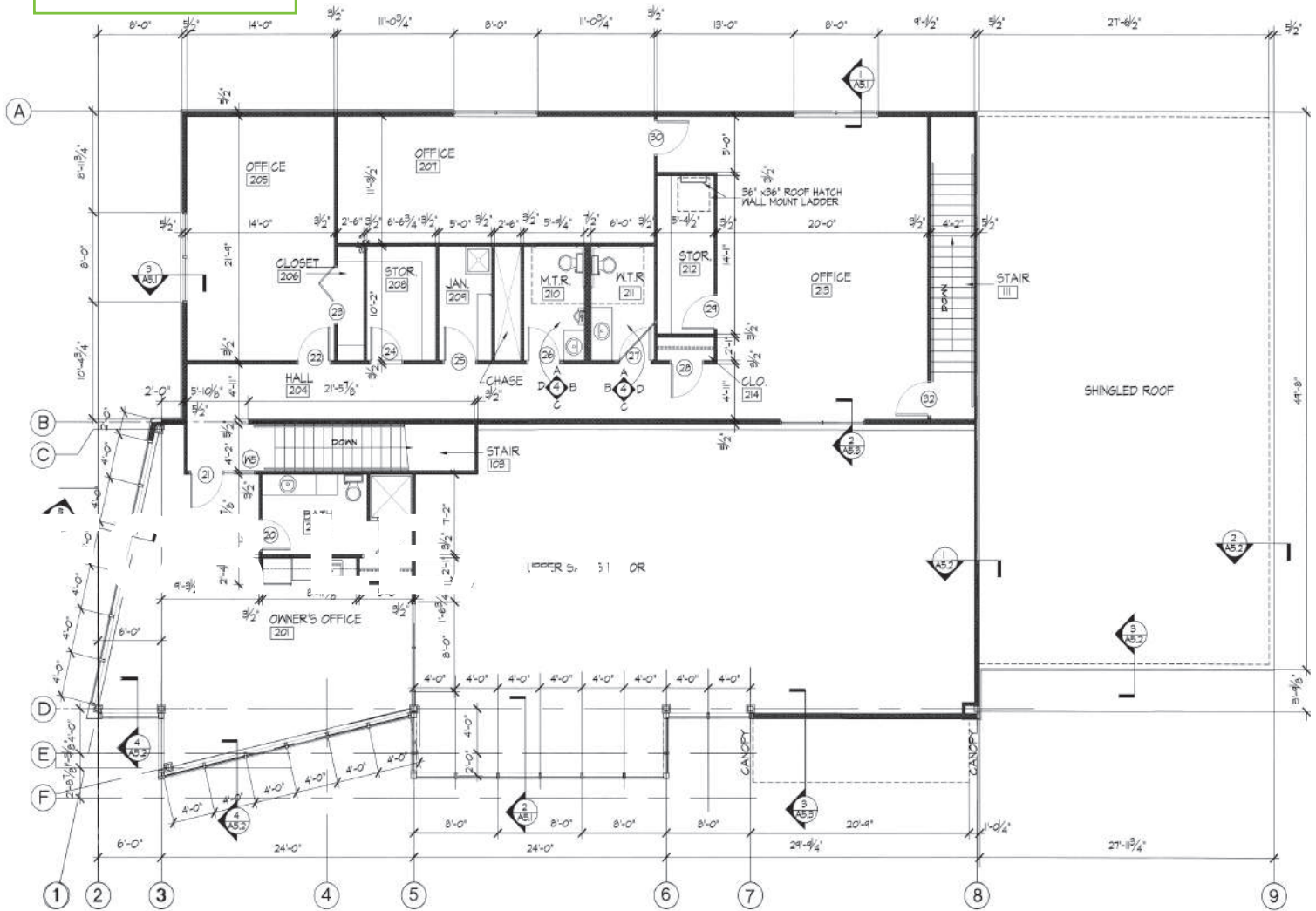
CRESCENT
PROPERTY MANAGEMENT
www.CrescentPE.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103
Information deemed reliable, but not guaranteed.



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SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



Concept Plan Only
Subject to Change

ENTRANCE



RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com



PLATINUM CENTER

SECOND FLOOR OFFICE SPACE



RAQUEL BLOUNT, SIOR
605 **728-9092**
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Concept Sign Plan
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STREET



RAQUEL BLOUNT, SIOR
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