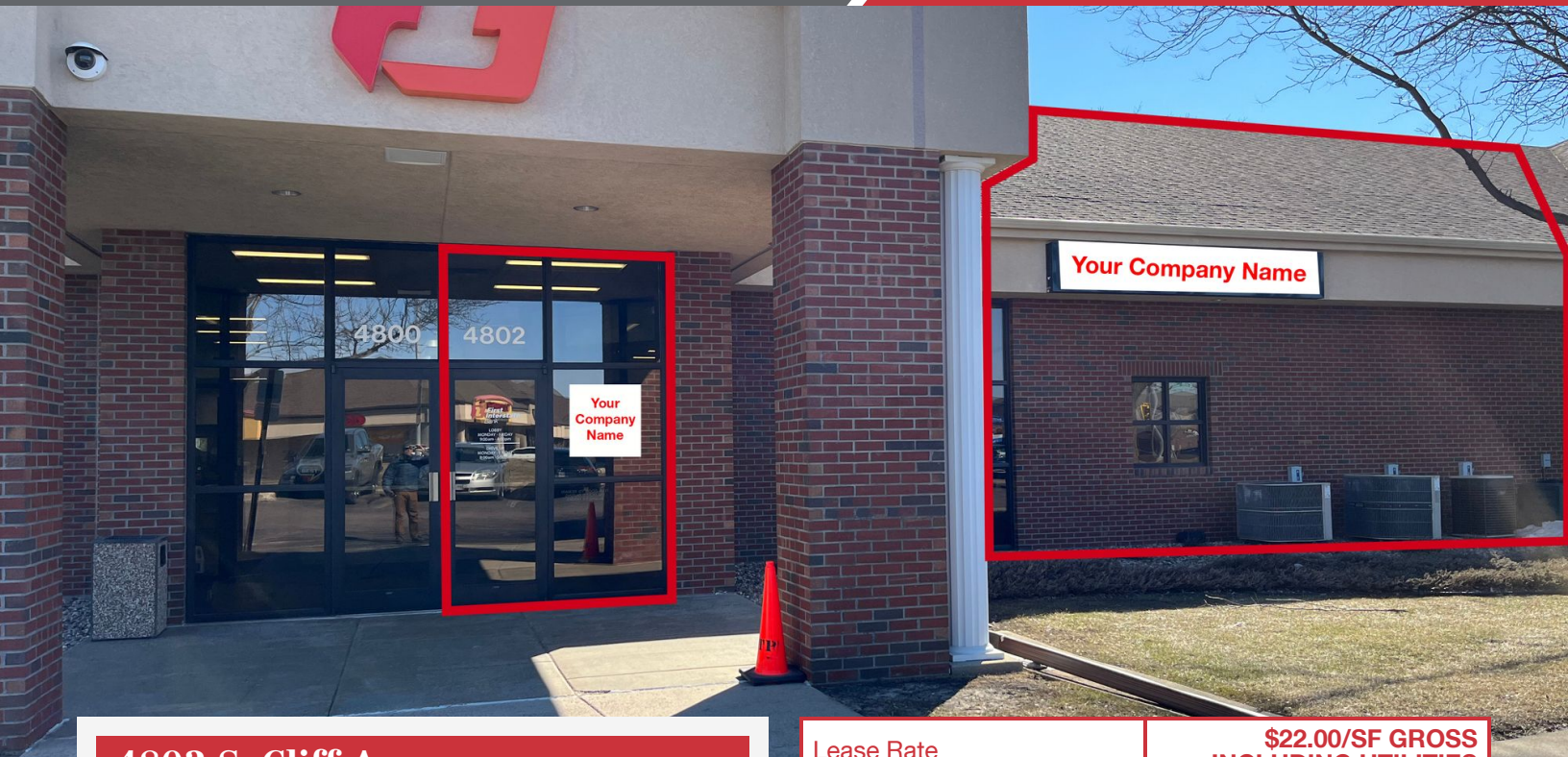




4802 S. Cliff Avenue
Sioux Falls, SD 57108

Lease Rate	\$22.00/SF GROSS INCLUDING UTILITIES
Suite Size	1,462 SF

PROPERTY HIGHLIGHTS

- Move-in ready - Available immediately
- 5 office suite (2 window and 3 interior)
- Building signage
- High traffic location
- Co-tenants are First Interstate Bank, Journey Orthodontics, and Dakota Dry Cleaners

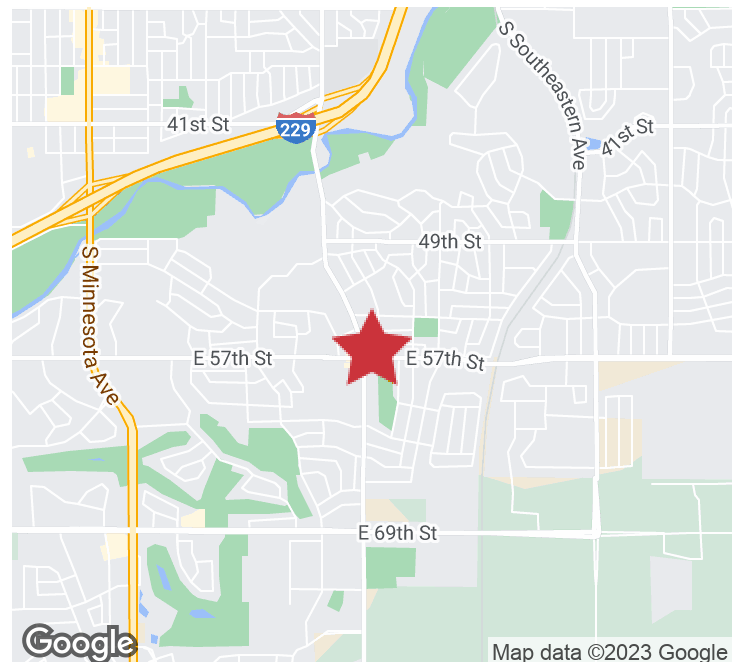
LOCATION DESCRIPTION

Located on the northeast corner of 57th Street and Cliff Avenue

Cliff Avenue Traffic Counts: 17,800 vpd

57th Street Traffic Counts: 19,900 vpd

Area neighbors include Burger King, Domino's Pizza, HyVee, Taco John's, Get-n-Go, Papa Murphy's, Wells Fargo, Walgreens



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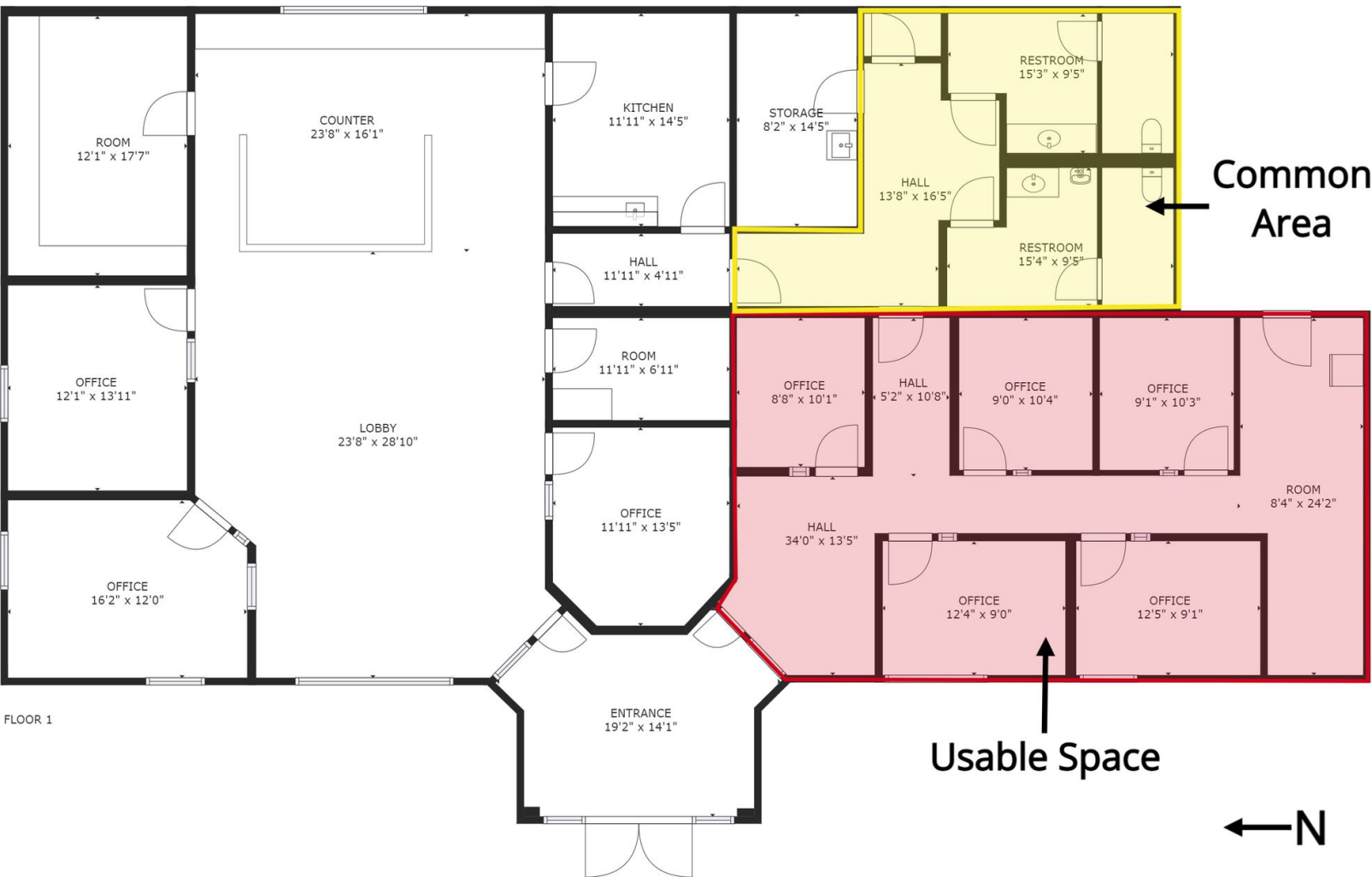
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLAN

4802 S. CLIFF AVENUE
Sioux Falls, SD 57108

FOR LEASE

Office Suite



PHOTOS

4802 S. CLIFF AVENUE
Sioux Falls, SD 57108

FOR LEASE

Office Suite

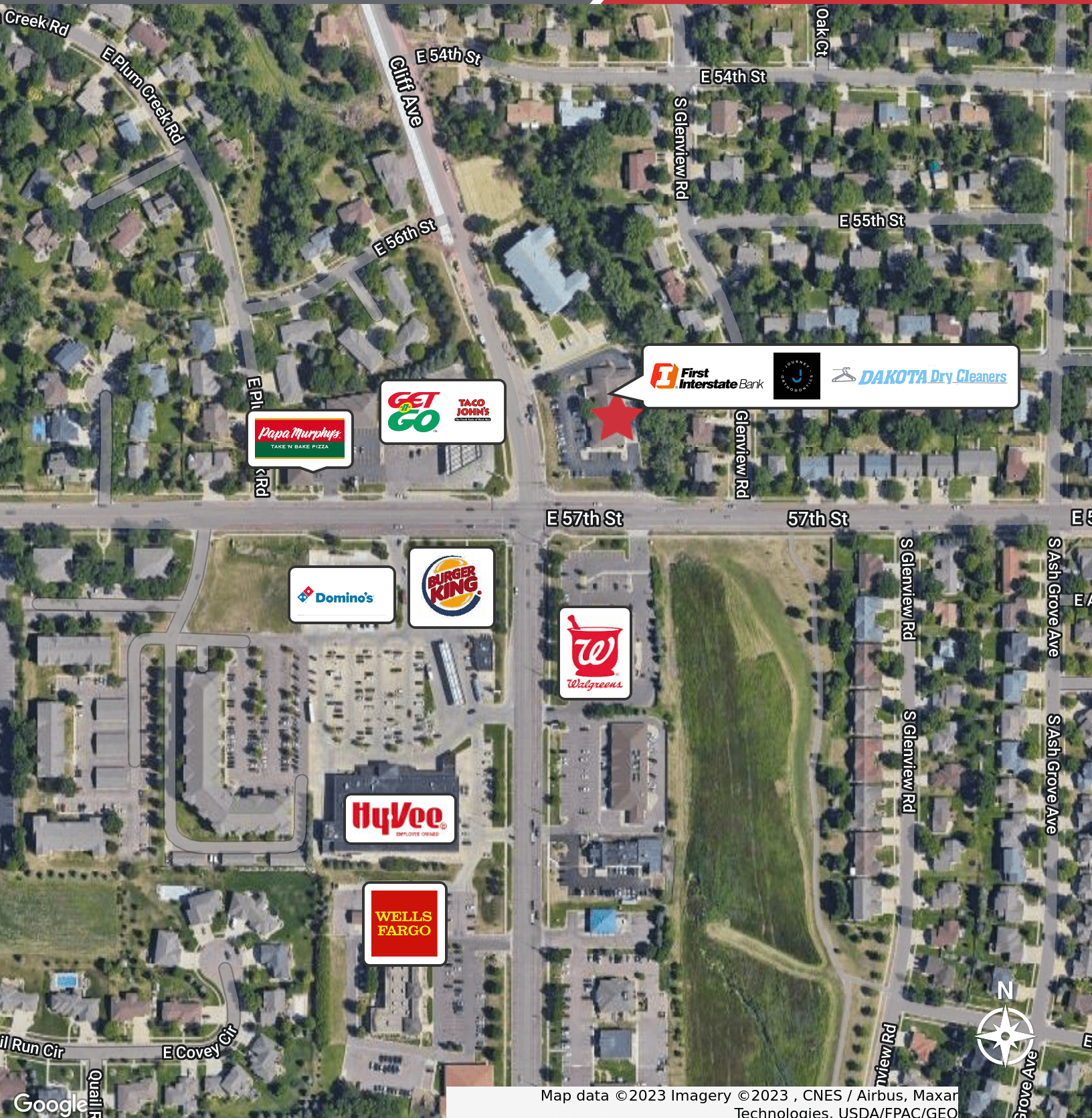


AERIAL

4802 S. CLIFF AVENUE
Sioux Falls, SD 57108

FOR LEASE

Office Suite



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NA Sioux Falls

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