



101 N. Kiwanis Avenue Sioux Falls, SD 57104

Lease Rate	\$10.50/SF NNN
Estimated NNN Expenses	\$2.60/SF
Estimated Utilities	\$1.50/SF
Building Size	6,992 SF

PROPERTY HIGHLIGHTS

- Vacant - availability Immediately
- Sublease thru 1/16/2029
- The gym has 2 showers in each restroom
- 1 - 8'x8' roll up door
- 12'9" slab to slab
- 10'9" to girders
- 2 offices
- 24 parking spaces
- Building and monument signage

LOCATION DESCRIPTION

Located on the southeast corner of N. Kiwanis Avenue and W. 3rd Street
 High traffic location with 9,800 vehicles per day on Kiwanis Avenue
 Area neighbors include: Family Dollar, Kitchen & Windows Unlimited, Window World, JD House of Trophies, Hy-Vee, Thunder Road



GREGG BROWN, MBA, SIOR
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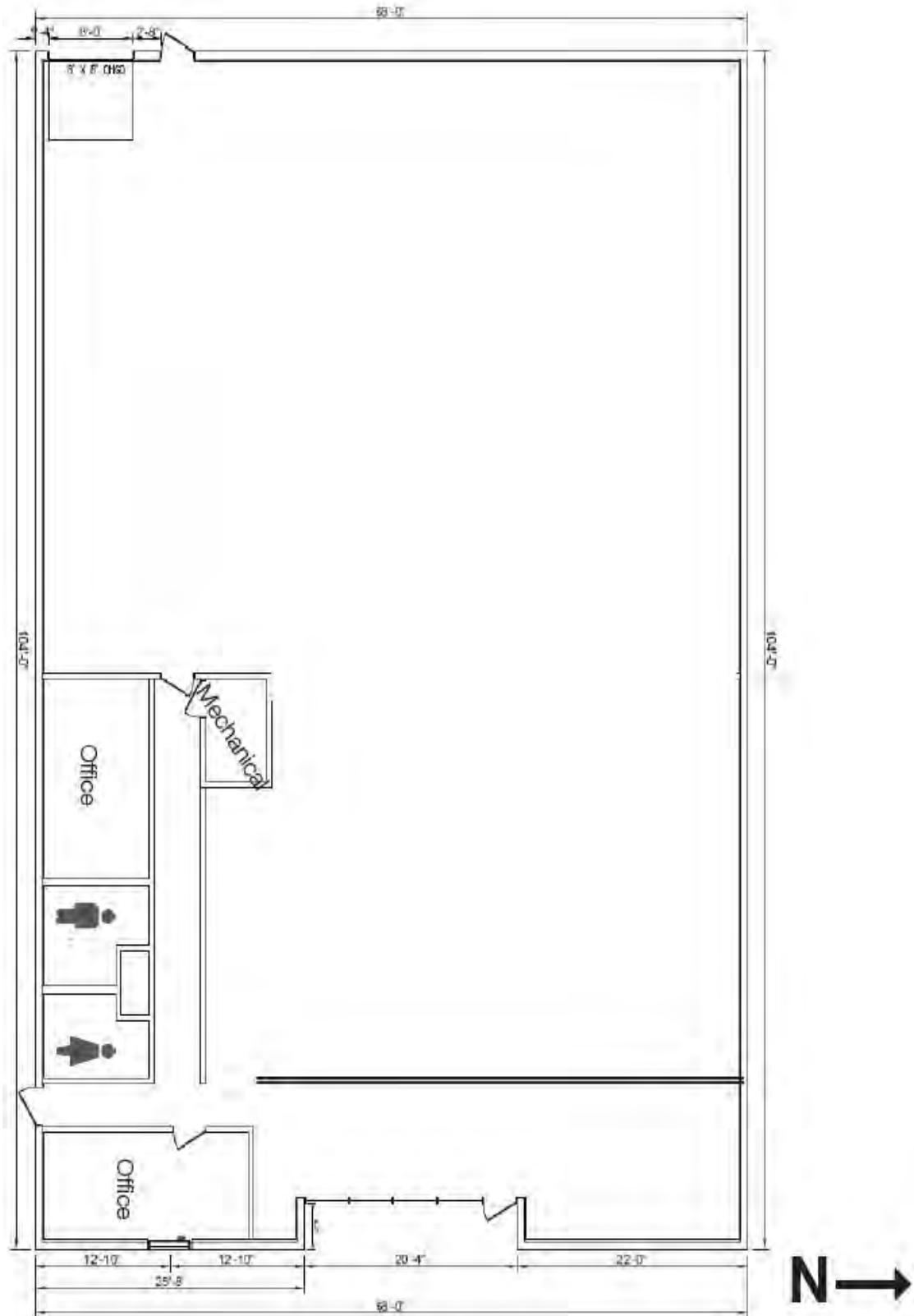
2500 W. 49th St. Suite 100
 Sioux Falls, SD 57105
 605.357.7100
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FLOOR PLAN

101 N KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SUBLEASE

Retail Property



PHOTOS

101 N KIWANIS AVENUE
Sioux Falls, SD 57104

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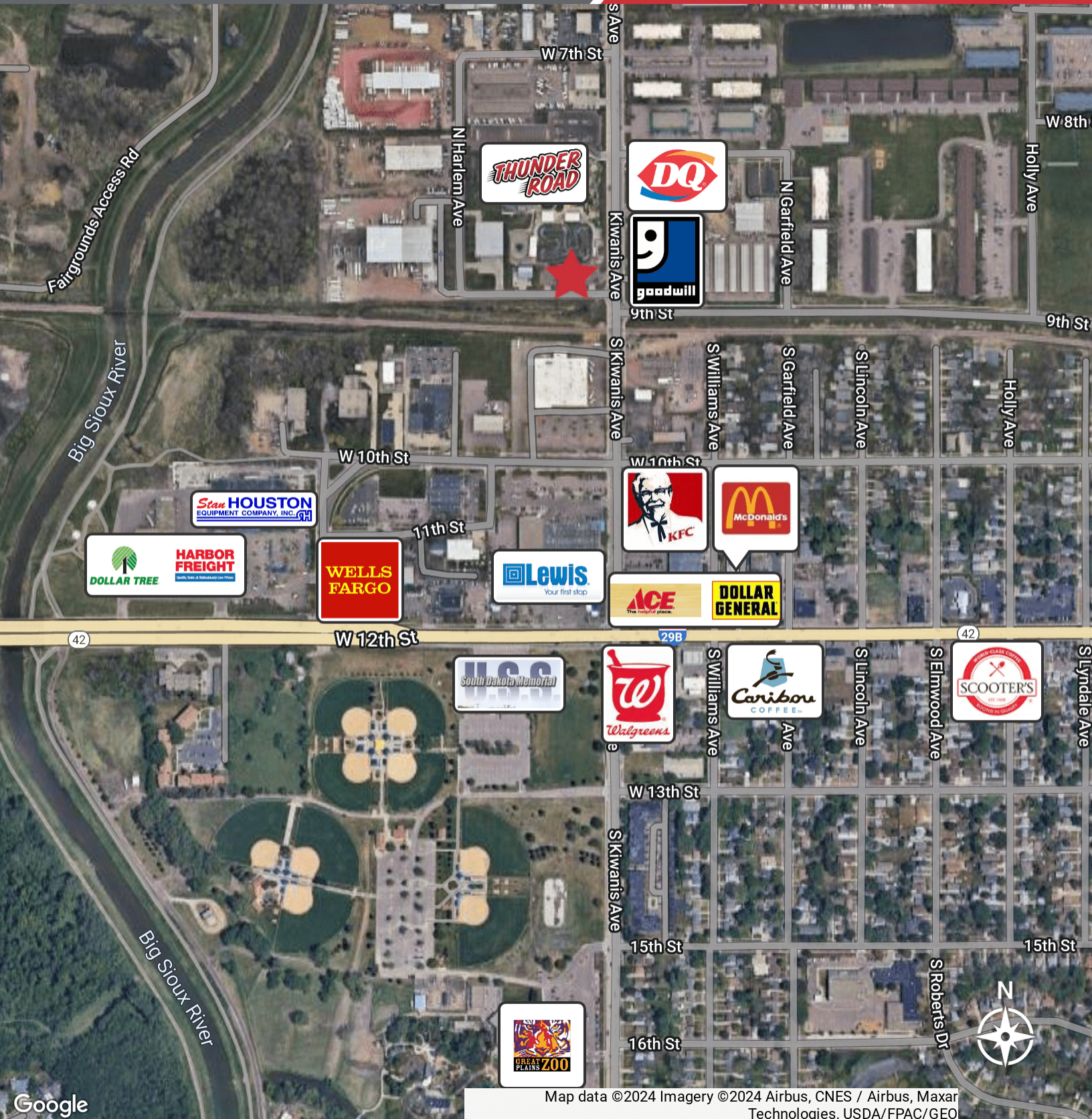


AERIAL

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FOR SUBLEASE

Retail Property



Google

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