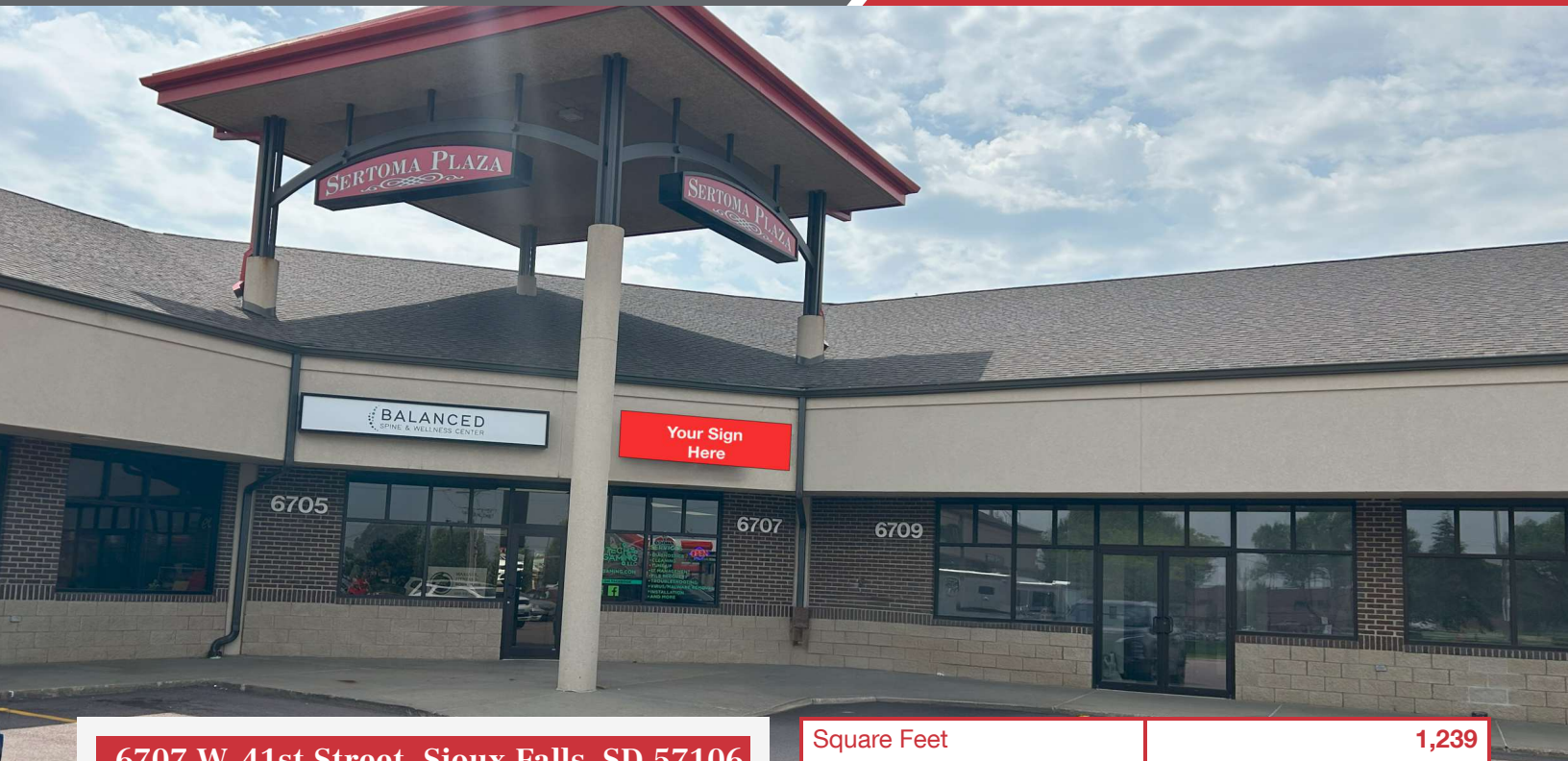




6707 W. 41st Street, Sioux Falls, SD 57106

Square Feet	1,239
Lease Rate	\$14.00 SF/NNN
Estimated NNN Expenses	\$5.85/SF

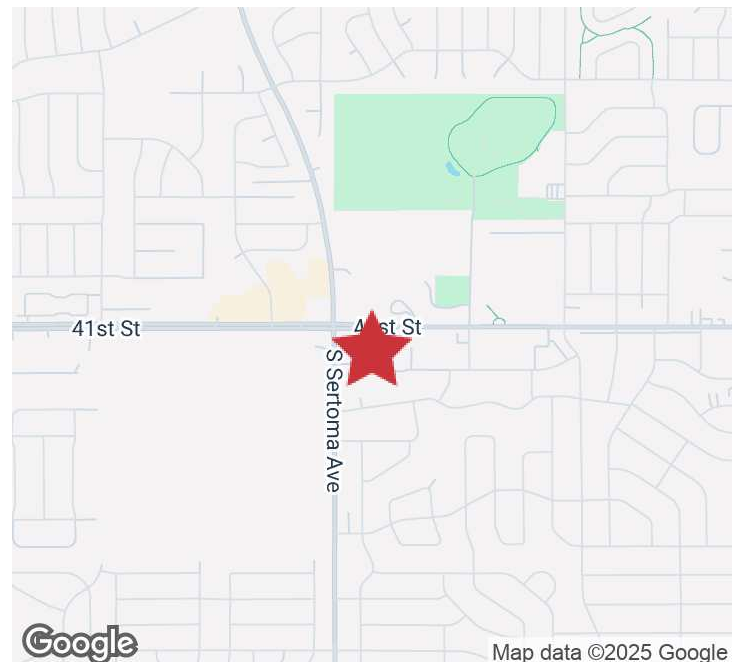
PROPERTY HIGHLIGHTS

- Available Immediately
- Office or Retail Space
- Large retail floor space with an office, storage room and bathroom
- Brand new finishes (LED lights, flooring, paint, ceiling tiles)
- Building and Monument Signage Available
- Sublease expires 9/30/2029

LOCATION DESCRIPTION

Located across the street from Roosevelt High School, this convenient retail location is a quick drive from Interstate 29, and is neighbored by Get N' Go, Scooters Coffee, Papa Murphy's Pizza, Kum & Go, Flyboys, and many residential real estate.

VPD Between 41st & Sertoma Ave and 41st and Valley View Road: 15,300



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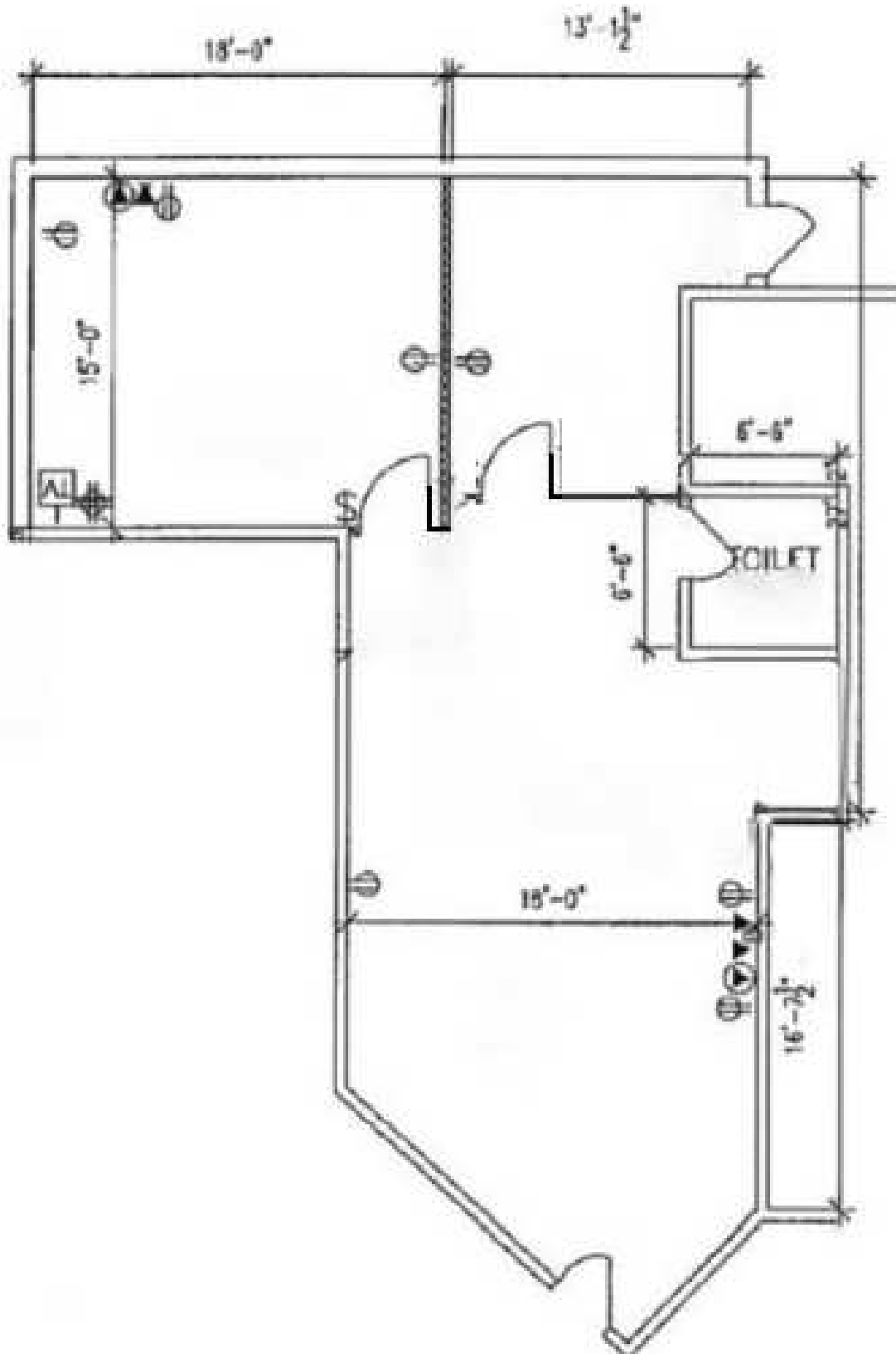
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLANS

6707 W. 41ST STREET
Sioux Falls, SD 57106

FOR LEASE

Retail/Office Property



PHOTOS

6707 W. 41ST STREET
Sioux Falls, SD 57106

FOR LEASE

Retail/Office Property



PARCEL

6707 W. 41ST STREET
Sioux Falls, SD 57106

FOR LEASE

Retail/Office Property



LOCATION MAP

6707 W. 41ST STREET
Sioux Falls, SD 57106

FOR LEASE

Retail/Office Property

