



5929 S. Mogen Avenue

Sioux Falls, SD 57108

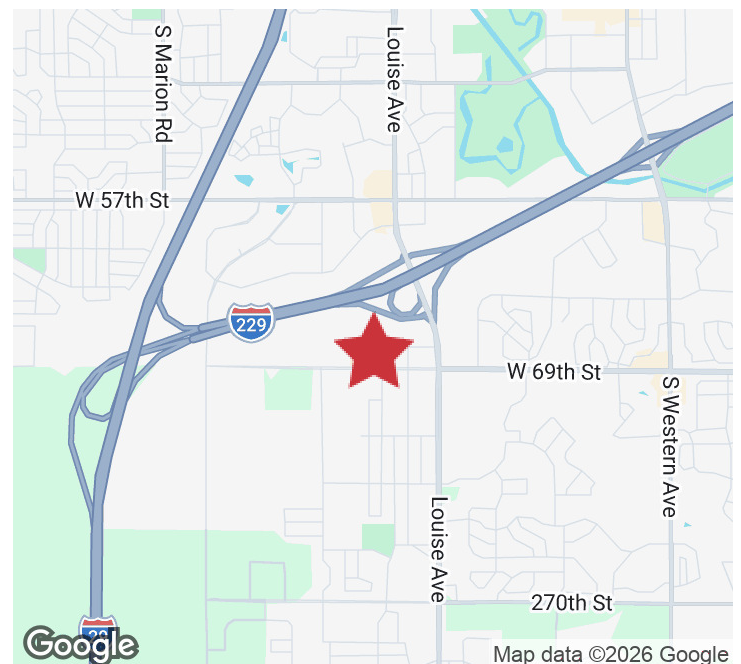
PROPERTY HIGHLIGHTS

- Main Level - 14,400 SF
- Lower Level - 3,530 SF
- Currently configured for office/call center use
- Ability to convert into a multi-tenant building
- 125 parking spaces
- Additional 60,000 SF of land for expansion, future development, or equity development for buyer

LOCATION DESCRIPTION

Located southwest of the I-229/Louise Avenue interchange. Area neighbors include Holiday Inn Express & Suites, Five Star Call Centers, Avera Research Institute, Comfort Inn & Suites, Hampton Inn & Suites, Missouri River Energy Services, Avera Heart Hospital, Avera Behavioral Health Center.

Sale Price	SEE PAGE 2
Main Level Lease Rate	\$14.00/SF NNN
Lower Level Lease Rate	\$5.00/SF NNN
Total Building Size	17,930 SF



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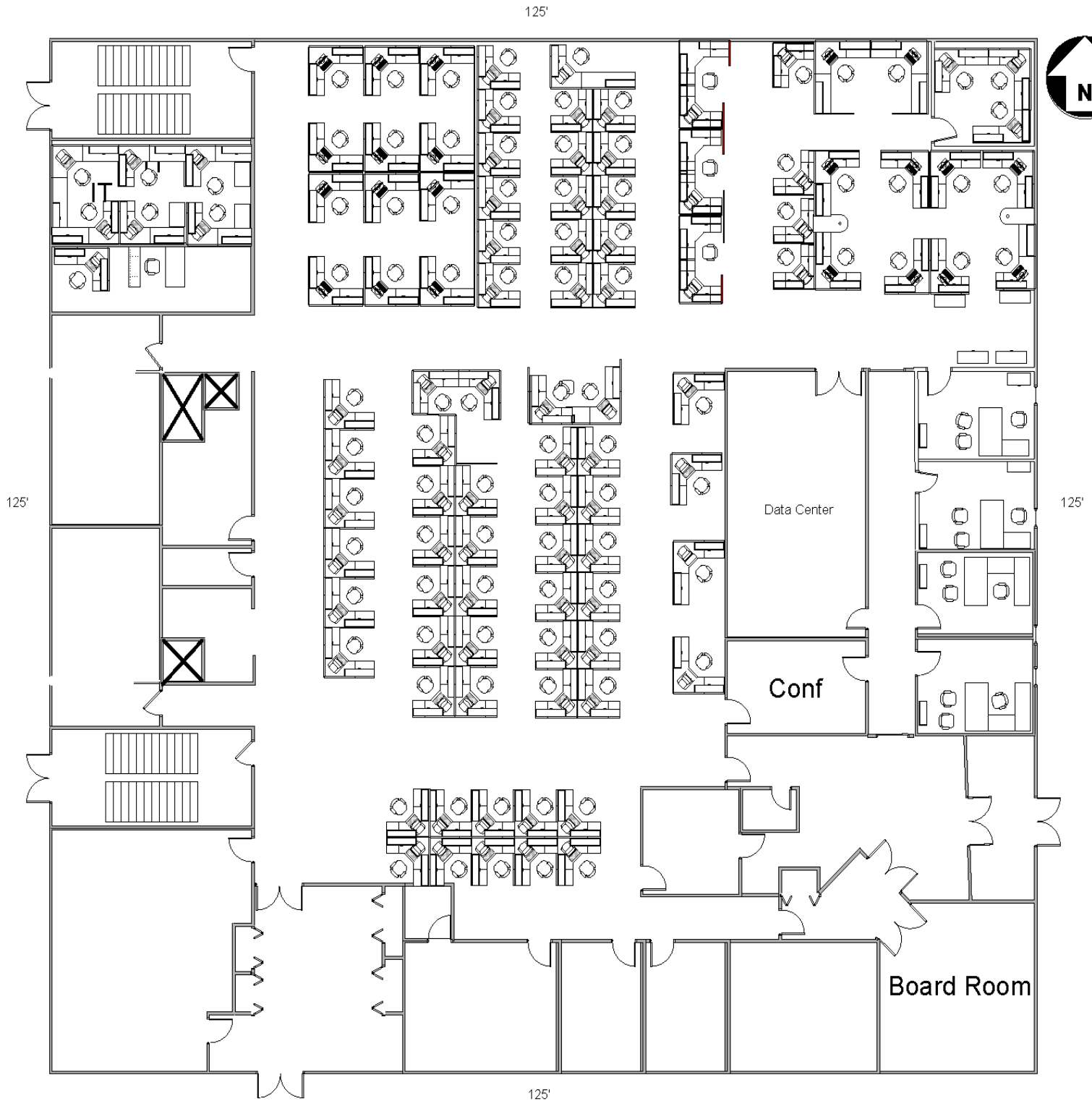
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FLOOR PLAN

5929 S. MOGEN AVENUE
Sioux Falls, SD 57108

FOR SALE OR LEASE
Office Building



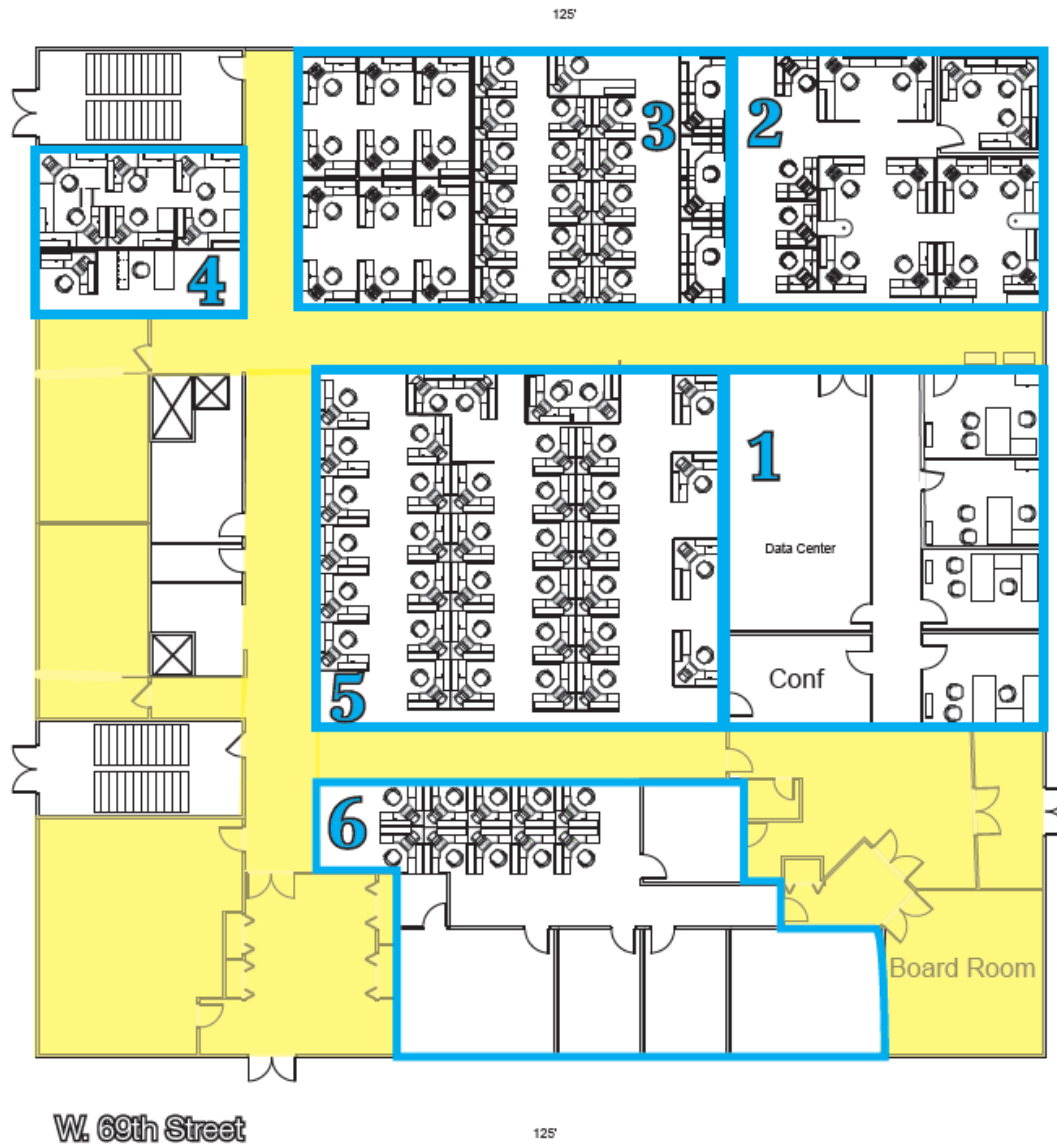
MULTI-TENANT FLOOR PLAN

5929 S. MOGEN AVENUE

Sioux Falls, SD 57108

FOR SALE OR LEASE

Office Building



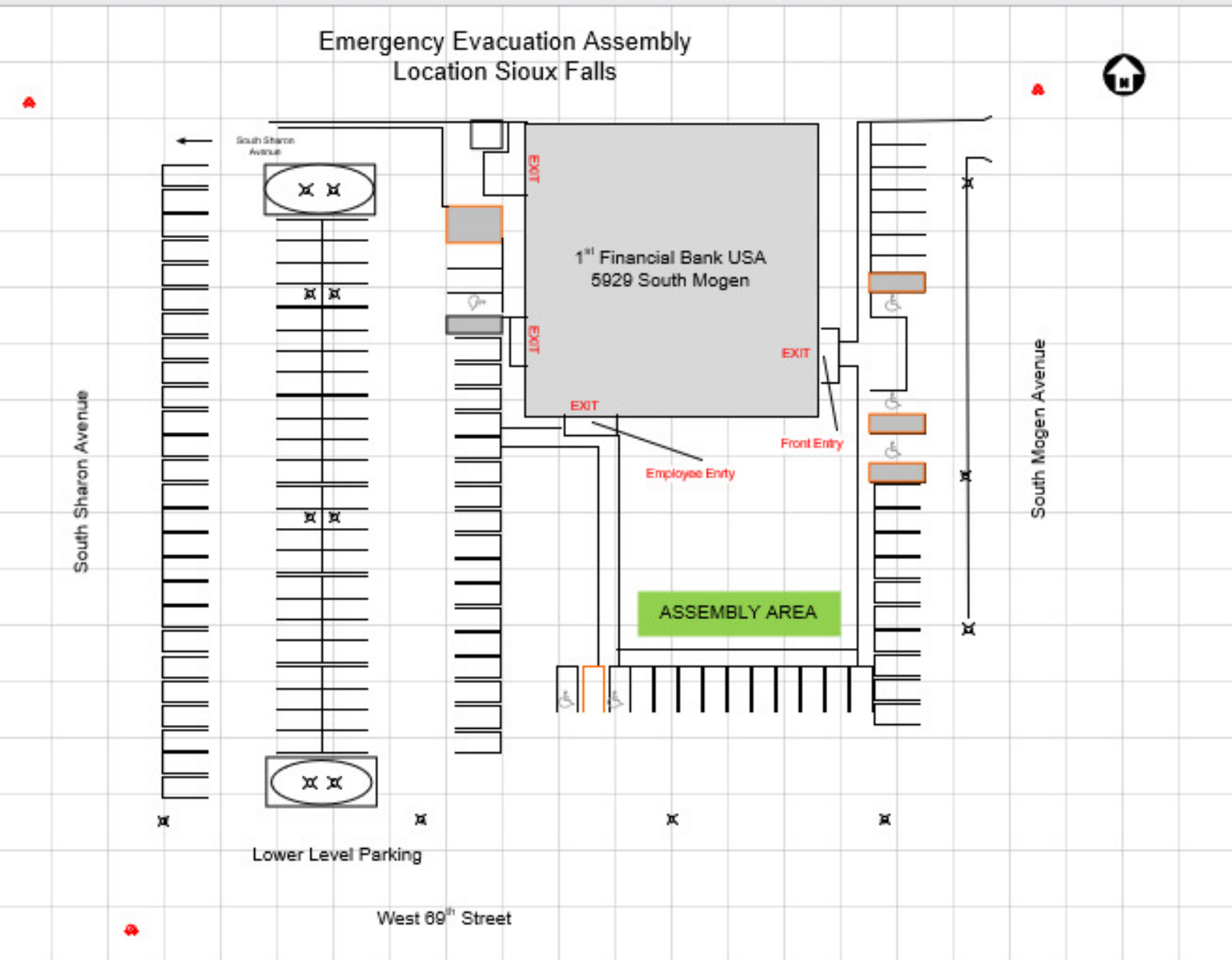
Yellow shaded areas denotes shared common area. Common area square footage can be allocated to each suite.



SITE PLAN

5929 S. MOGEN AVENUE
Sioux Falls, SD 57108

FOR SALE OR LEASE
Office Building



PHOTOS

5929 S. MOGEN AVENUE
Sioux Falls, SD 57108

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LOT LAYOUT

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AERIAL

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Subject Property

Google

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