



**JIM DUNHAM**  
— & ASSOCIATES —

**OFFICE FOR LEASE**



**8,704 SQUARE FEET**

**\$5.00 PSF, NNN**

## 4408-4412 S TECHNOLOGY DR

SIoux FALLS, SD 57106

- ◆ TAKE THE WHOLE BUILDING AND SAVE!
- ◆ THE BREAKDOWN-

<i>5 YEAR TERM</i>	<i>OR A</i>	<i>7 YEAR TERM</i>
YEAR 1 - \$5.00 PSF		\$5.00 PSF
YEAR 2 - \$7.00 PSF		\$6.50 PSF
YEAR 3 - \$9.00 PSF		\$8.00 PSF
YEAR 4 - \$11.00 PSF		\$9.50 PSF
YEAR 5 - \$13.00 PSF		\$11.00 PSF
		\$12.50 PSF
		\$14.00 PSF

- ◆ FIRST GENERATION CLASS 'A' SPACE.
- ◆ THE MAIN FLOOR HAS BEEN FRAMED OUT TO INCLUDE MULTIPLE OFFICES, 2 RESTROOMS, A RECEPTION AREA AND A CONFERENCE ROOM.
- ◆ TENANT IMPROVEMENT ALLOWANCE IS NEGOTIABLE.
- ◆ GREAT NATURAL LIGHT THROUGHOUT THE BUILDING.
- ◆ BUILDING SIGNAGE.
- ◆ NICE LANDSCAPING WITH AMPLE GREEN SPACE.
- ◆ PLENTY OF ON-SITE PARKING - CROSS EASEMENTS IN PLACE.
- ◆ CAN BE SUBDIVIDED AT A HIGHER LEASE RATE.



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**MAIN**



**LOWER**



**MAP**