



# 26TH STREET PROFESSIONAL BUILDING

PRICE REDUCED!



2908 E. 26th Street  
Sioux Falls, SD 57103

## FOR SALE OR LEASE

### SIZE

- Building Size: 22,698 SF
- 1st Floor: 8,454 SF
- 2nd Floor: 3,764 SF
- Lower Level: 8,376 SF
- Lot Size: 94,725 SF +/-
- Flexible floor plans and potential for subdividing

### PRICE

- Sale Price: Under Contract
- Lease Rate:
- 1st Floor: \$14.00 / SF NNN
- 2nd Floor: \$12.00 / SF NNN
- Lower Level: \$8.00 / SF NNN

### LOCATION

- Medical/Office space available near 26th & Cleveland. Convenient access to downtown and the newly redesigned I-229 on ramp.

### DESCRIPTION

- Opportunity for visible monument signage available
- Excellent parking with 99 on-site parking spaces
- Zoned C-2 Commercial
- Great for an owner-occupant, medical user, investor, or professional office
- Building features an elevator, 8 HVAC zones, 600 AMP/240v electrical capacity
- New roof installed in 2006
- 1,450 SF on the second floor is now available
- Contact Broker for additional information

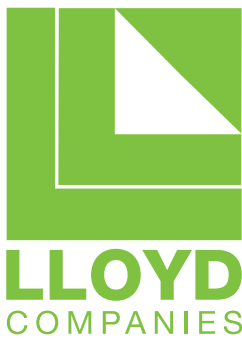
Find out more at [lloydcompanies.com](http://lloydcompanies.com)

RAQUEL BLOUNT, SIOR  
605 728-9092  
[raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

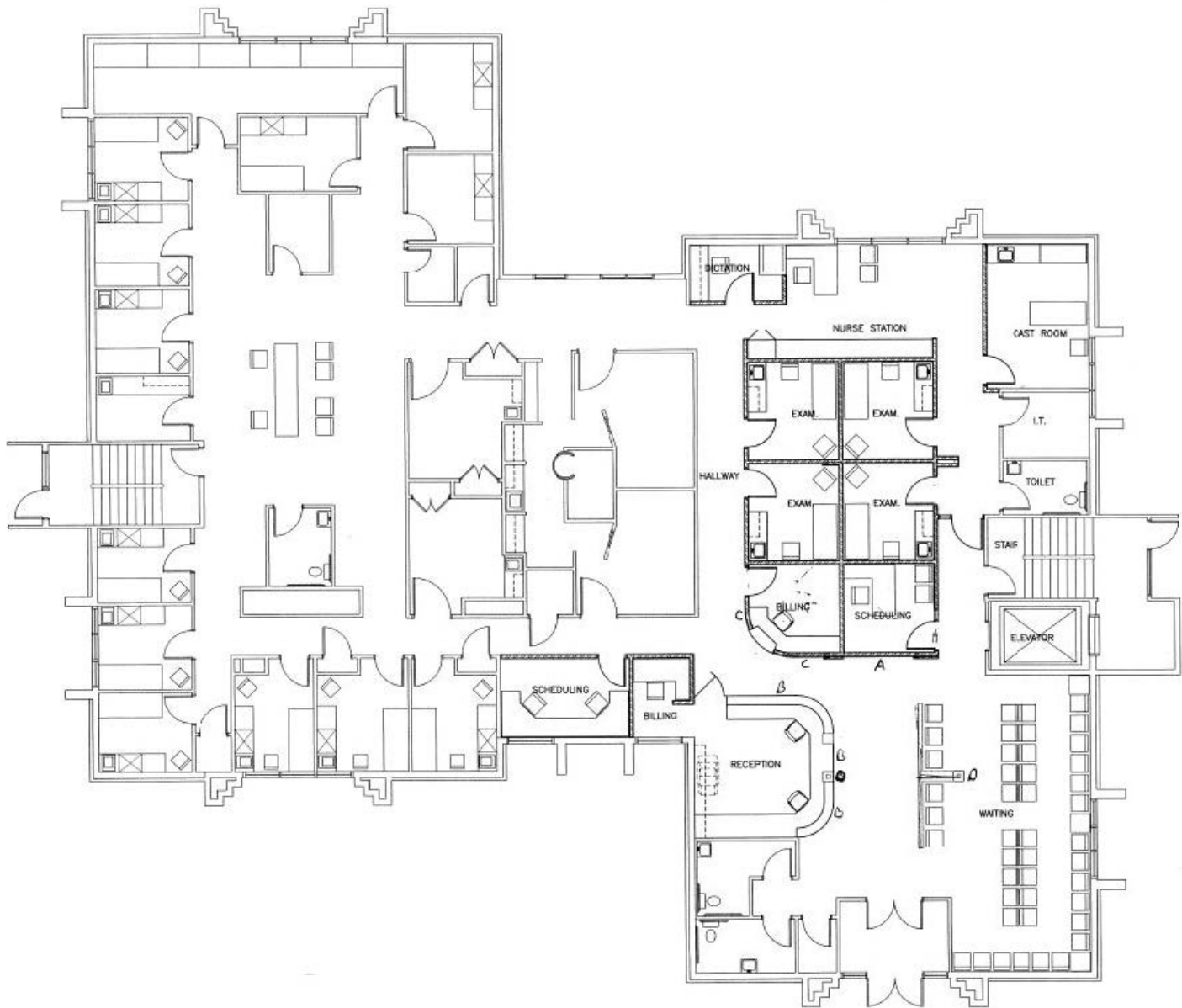
101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.





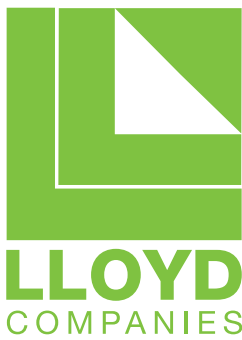
# 26TH STREET PROFESSIONAL BUILDING



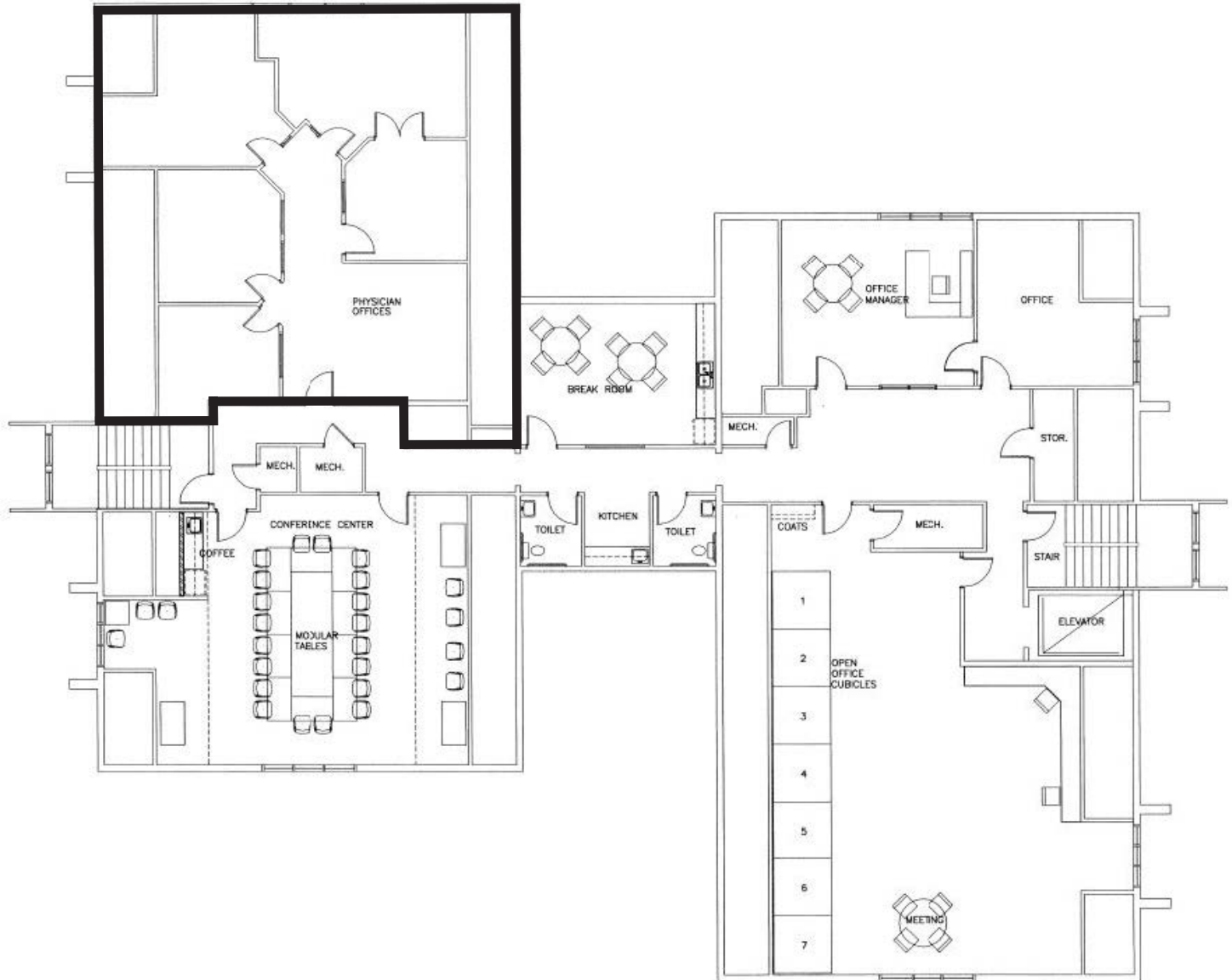
## FIRST FLOOR

Concept only;  
Subject to change

RAQUEL BLOUNT, SIOR  
605 **728-9092**  
raquel@lloydcompanies.com



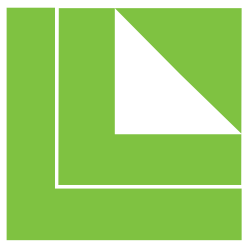
# 26TH STREET PROFESSIONAL BUILDING



## SECOND FLOOR

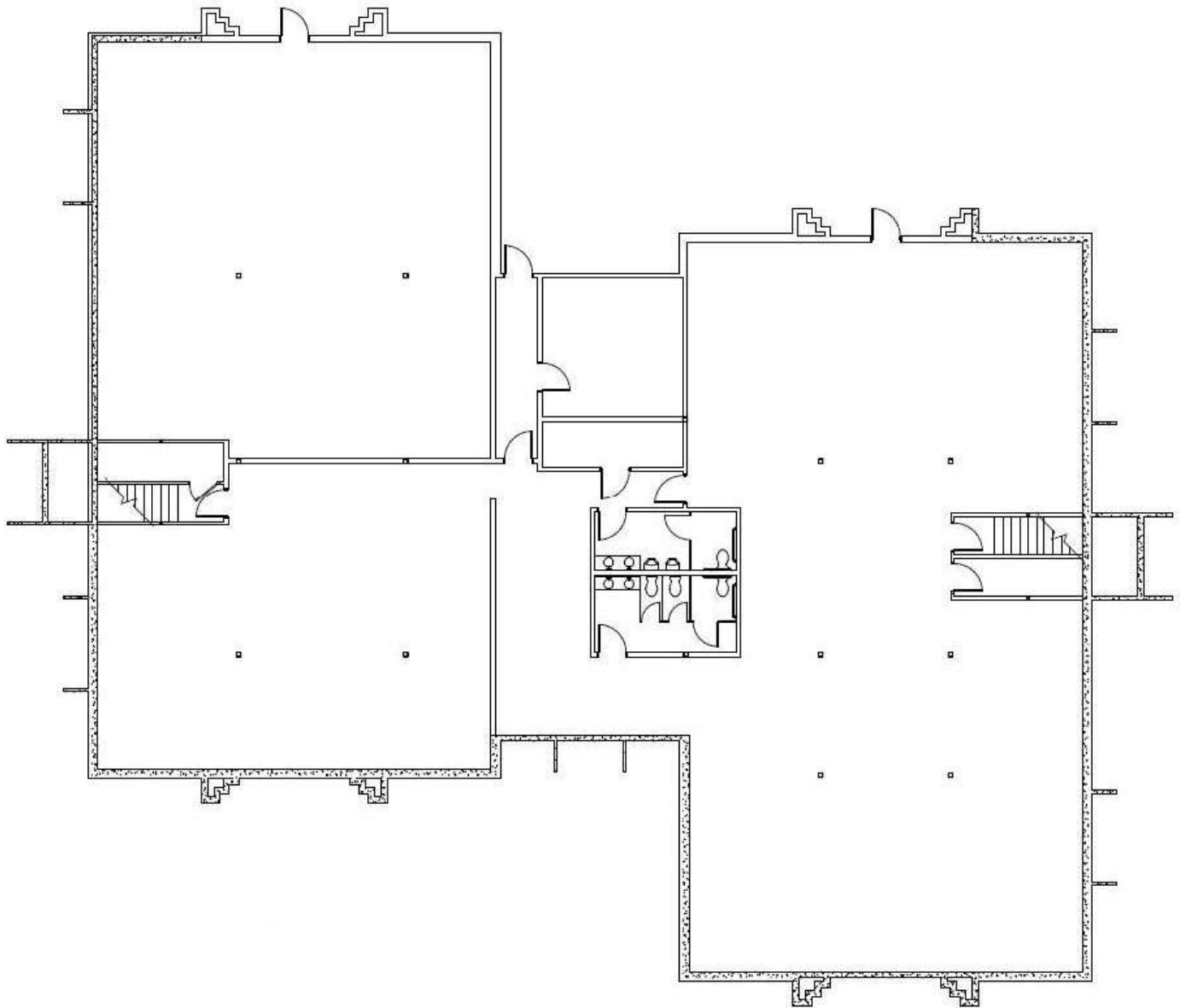
Concept only;  
Subject to change

RAQUEL BLOUNT, SIOR  
605 **728-9092**  
raquel@lloydcompanies.com



**LLOYD**  
COMPANIES

# 26TH STREET PROFESSIONAL BUILDING



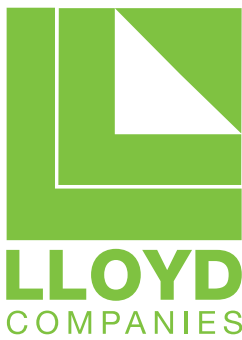
## LOWER LEVEL

Concept only;  
Subject to change

RAQUEL BLOUNT, SIOR  
**605 728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



# 26TH STREET PROFESSIONAL BUILDING

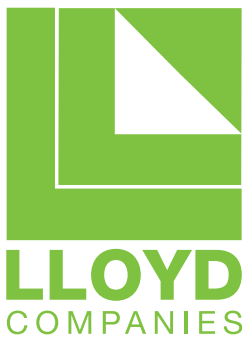


## MAIN LEVEL

RAQUEL BLOUNT, SIOR  
**605 728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



# 26TH STREET PROFESSIONAL BUILDING

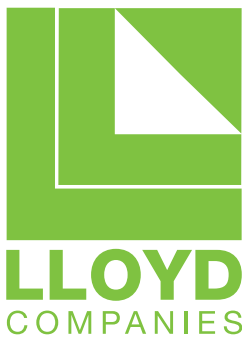


## LOWER LEVEL

RAQUEL BLOUNT, SIOR  
605 **728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



# 26TH STREET PROFESSIONAL BUILDING

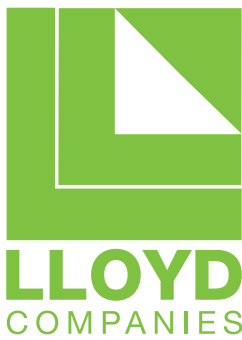


## SECOND LEVEL

RAQUEL BLOUNT, SIOR  
605 **728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



# 26TH STREET PROFESSIONAL BUILDING



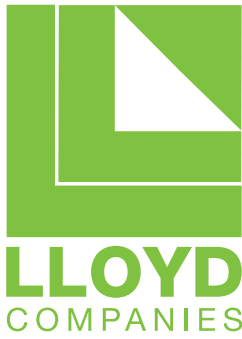
## EXTERIOR PICTURES

RAQUEL BLOUNT, SIOR  
**605-728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.





# 26TH STREET PROFESSIONAL BUILDING

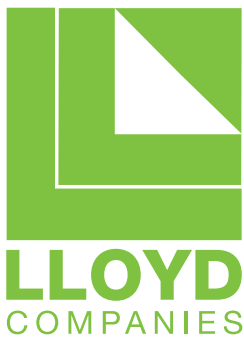


## SITE AERIAL

RAQUEL BLOUNT, SIOR  
**605 728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



# 26TH STREET PROFESSIONAL BUILDING



## AREA MAP

RAQUEL BLOUNT, SIOR  
**605 728-9092**  
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.