

For Sublease

## Office Building

Lease price: \$12.00/ Sq. Ft. NNN



## Office Sublease

2804 E. 26th Street, Sioux Falls, SD 57103

### Property Features

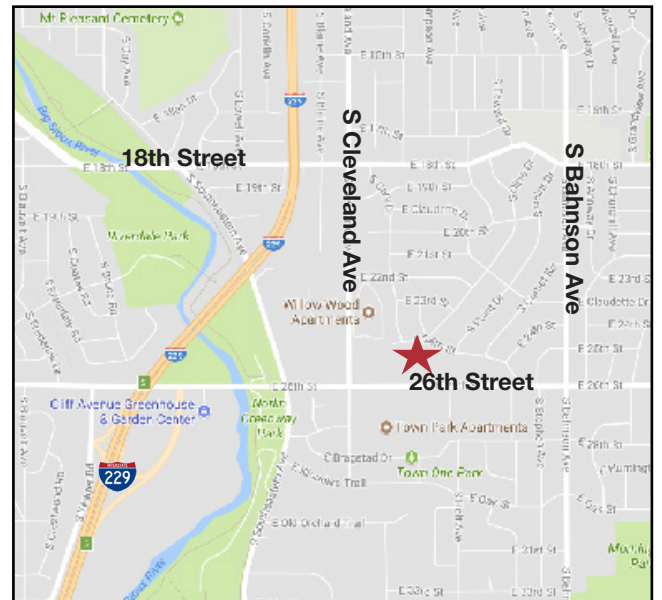
- Available Immediately
- Building Size: 7,528 sq. ft. total
  - Lease either main or lower level
  - Main Floor: 3,764 sq. ft.
  - Lower Level: 3,764 sq. ft.
- Office space on two levels
- New ADA restrooms on upper and lower levels
- Year Built: 1977
- Ample parking

### Pricing

- Lease Price: \$12.00/ sq. ft. NNN
- Estimated NNN Expenses: \$4.25/ sq. ft.
- Sub Lease Term:
  - Main Floor: 3-4 year
  - Lower Level: 3-10 years

### Location

- Located just east of S. Cleveland Ave. & 26th Street
- 2016 Traffic Count: 23,900 vpd
- Easy access to I-229 and Southeastern Ave to Downtown
- Area neighbors include: Wells Fargo, Sigaty Dental Clinic, IRS, Sioux Falls Federal Credit Union, American Family Insurance, Core Orthopedics, Prairie States Surgical Center, and Quick Health



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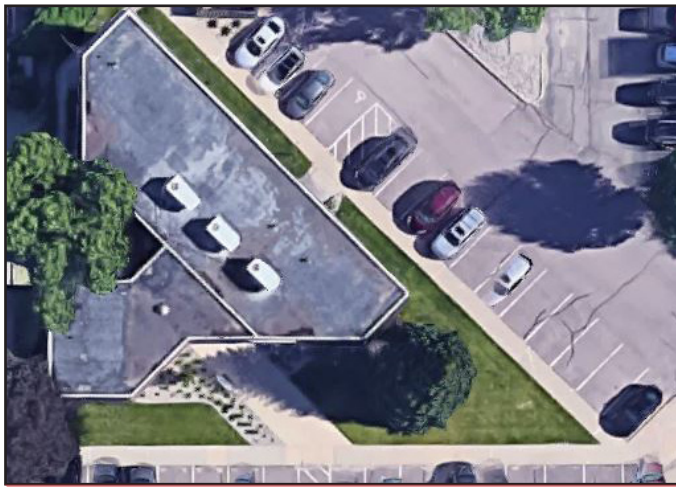
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2500 W. 49th Street, Suite 100

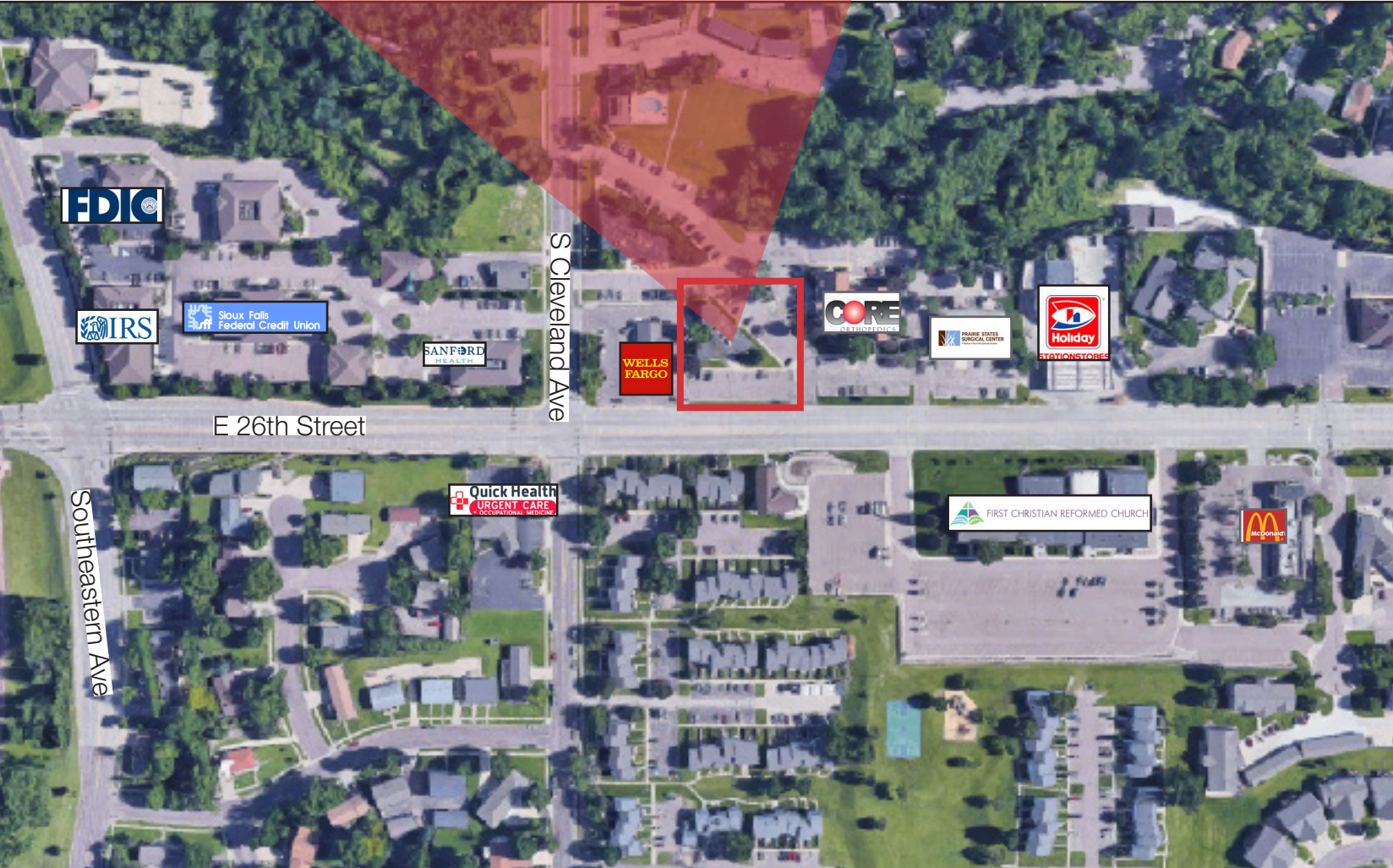
Sioux Falls SD 57105

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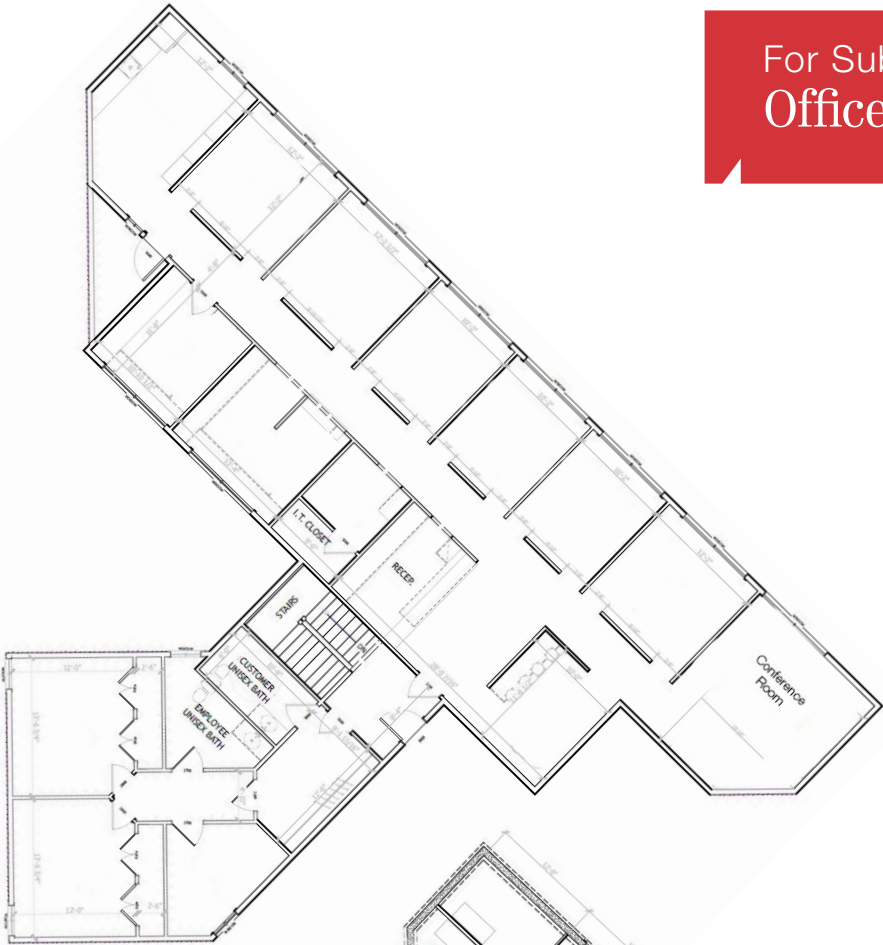


For Sublease  
Office Space

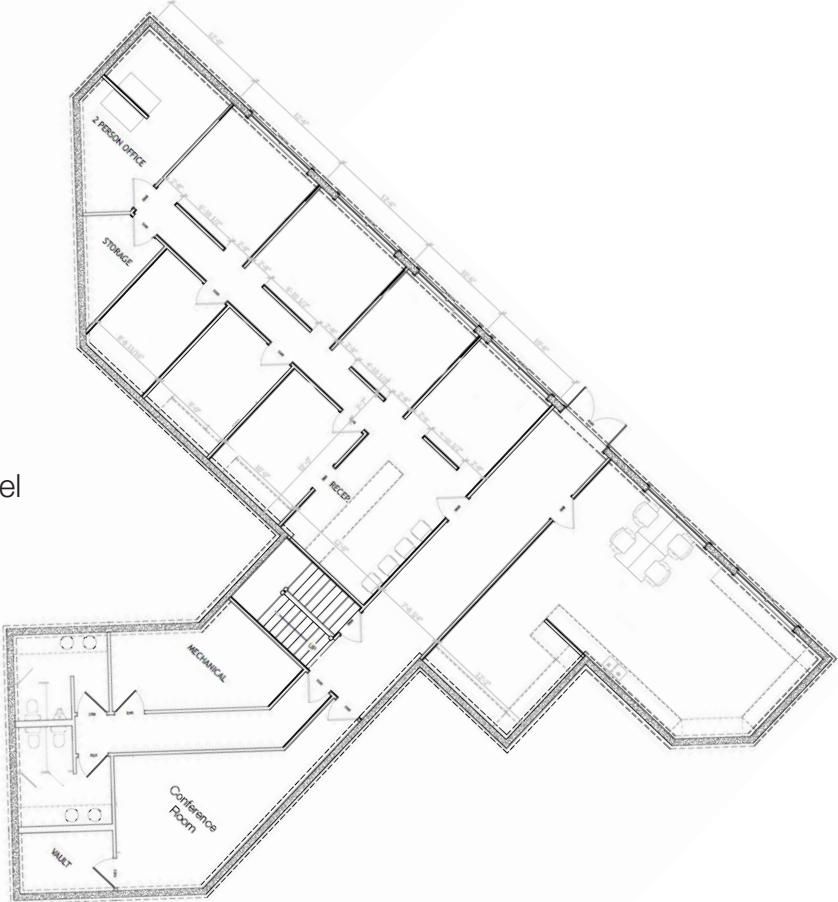


For Sublease  
Office Space

First Floor



Lower Level



For Sublease  
Office Building

