

26TH STREET OFFICE SPACE

OFFICE/MEDICAL SPACE FOR LEASE



1800 S. Summit Ave
Sioux Falls, SD 57105



4,447 SF



\$12.50 / SF NN
Estimated NN: \$2.99 / SF

Tenant: lawn care, snow removal; utilities

LOCATION

Fantastic, highly visible location just off of Minnesota Avenue on 26th Street, near USF and Augustana University. Located 0.5 miles from Sanford Health and 1 mile from Avera McKennan, the two largest hospitals in the state.

DESCRIPTION

- Main level consists of a reception and lobby area, 6 exam rooms and restrooms
- Upper level floor plan includes open work area, 2 private offices, a conference room, and restroom
- Full basement for storage with separate entrance included in rent
- 29 parking spaces (1:153)
- Building can be updated and converted to a fabulous office space
- Excellent signage opportunities
- Nearby businesses include Slim Chickens, Kaladi's Bistro, Walgreens, Sunny's Pizzeria, Caribou Coffee, Wells Fargo and more
- Superior location for a stand-alone business requiring on-site parking and visibility
- Contact Broker for additional information and showing instructions

KRISTEN ZUEGER SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

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INTERIOR



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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EXTERIOR



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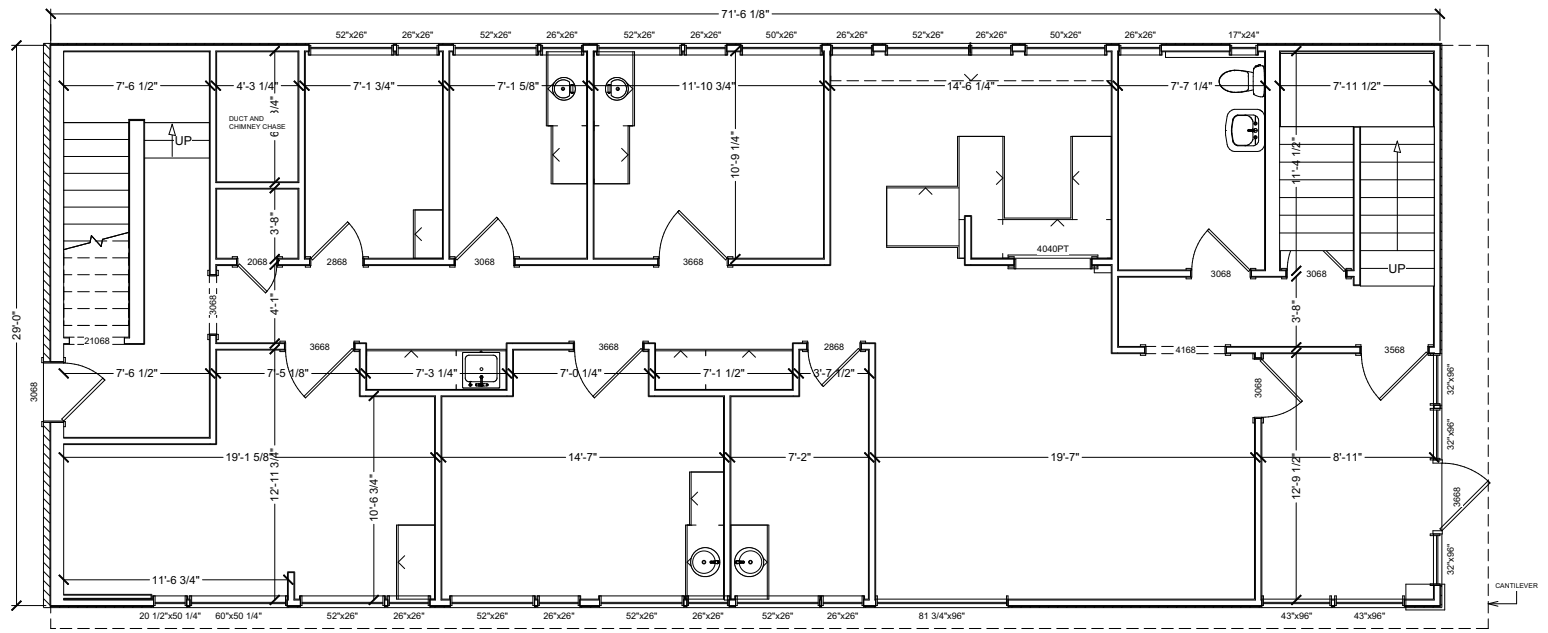
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FLOOR PLAN

Concept only; subject to change



Main Level

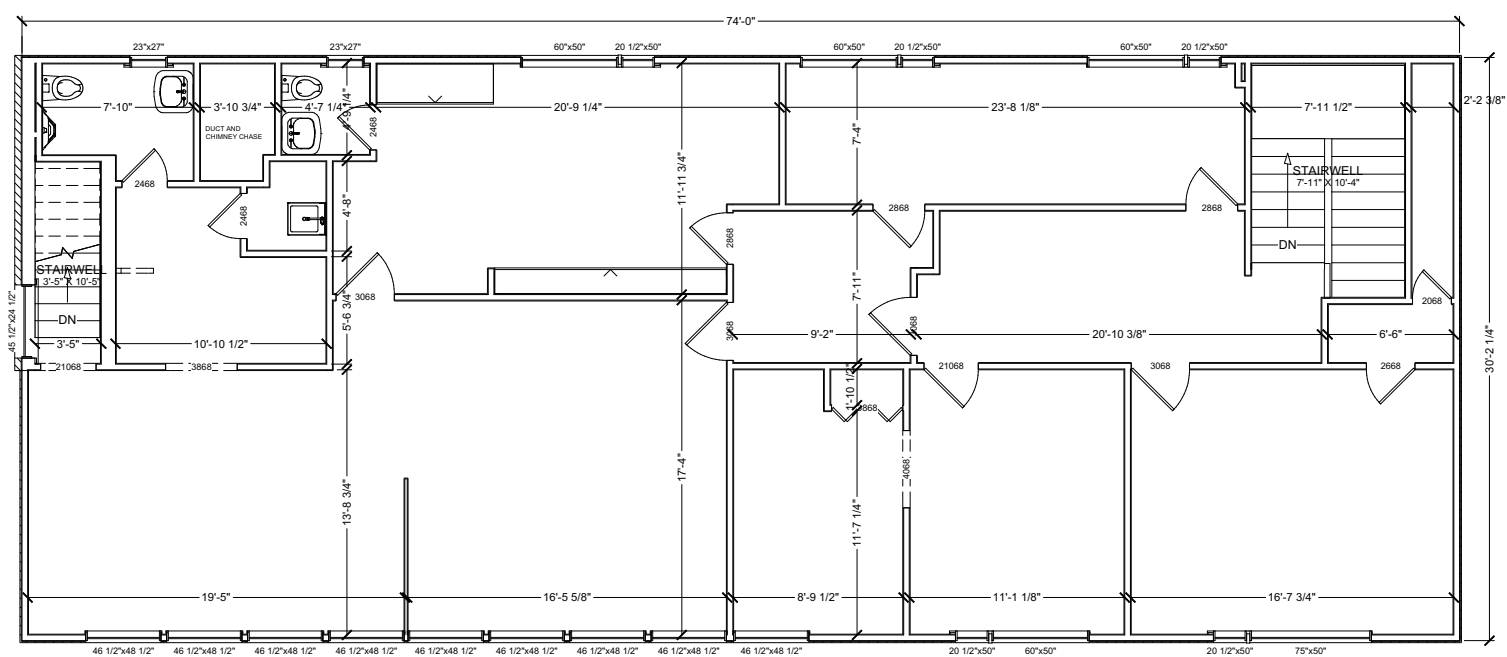
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FLOOR PLAN

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2nd Level

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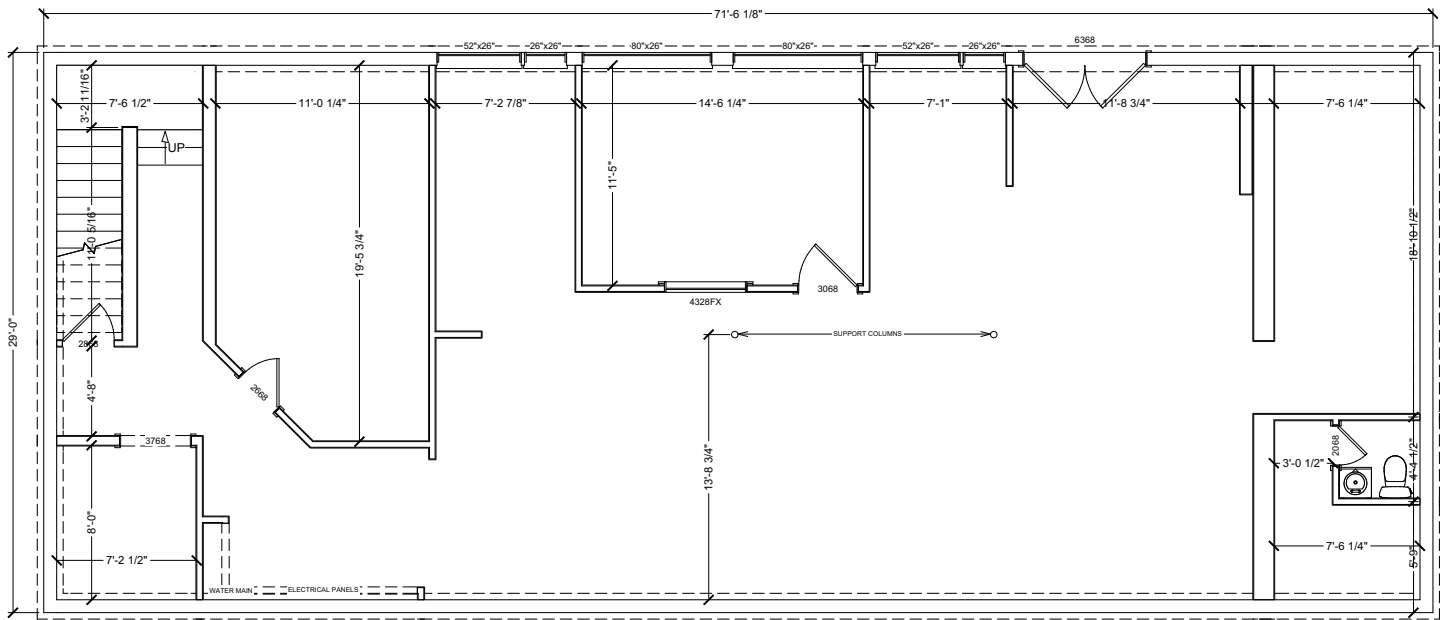
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FLOOR PLAN

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Lower Level

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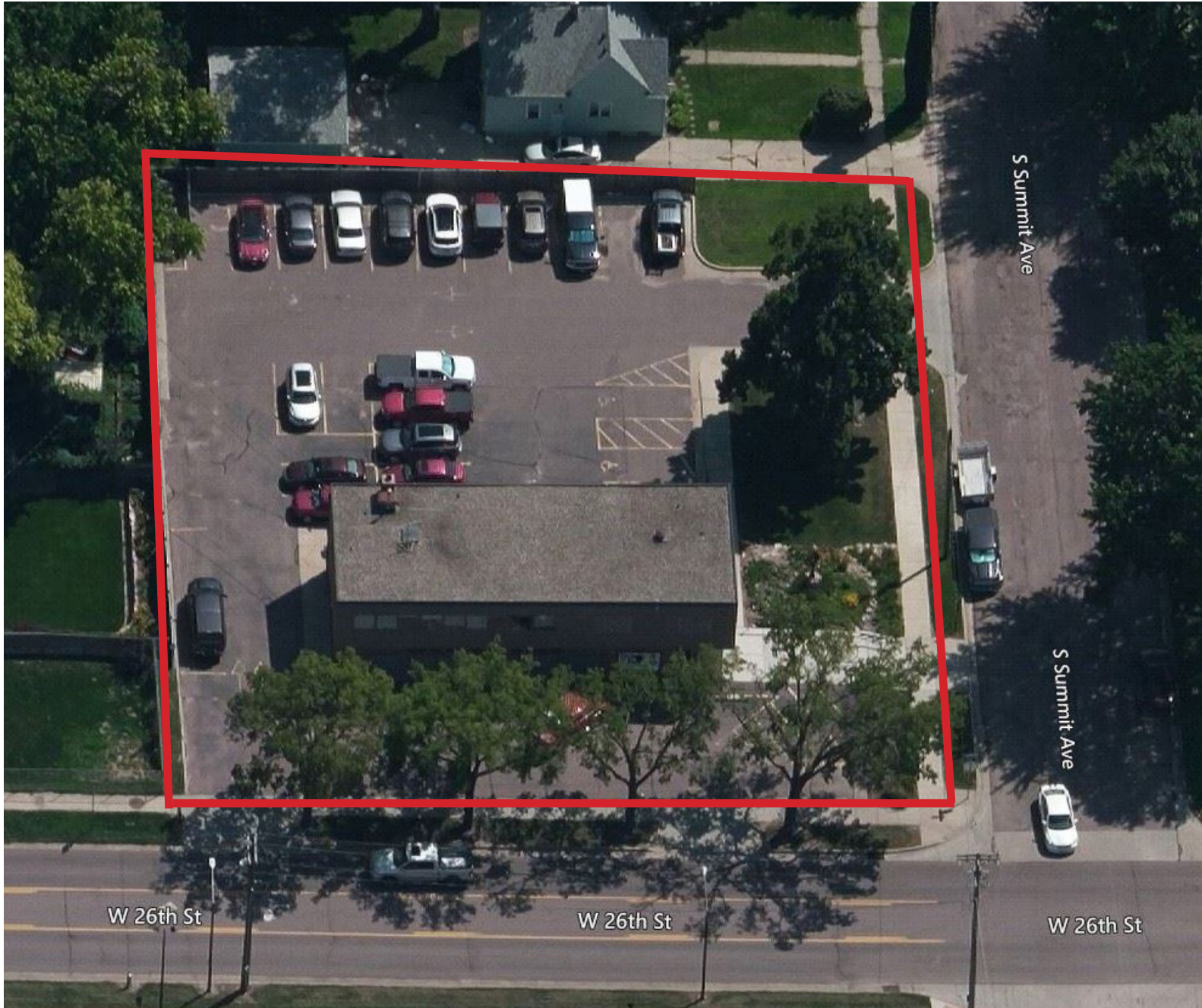
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SITE AERIAL

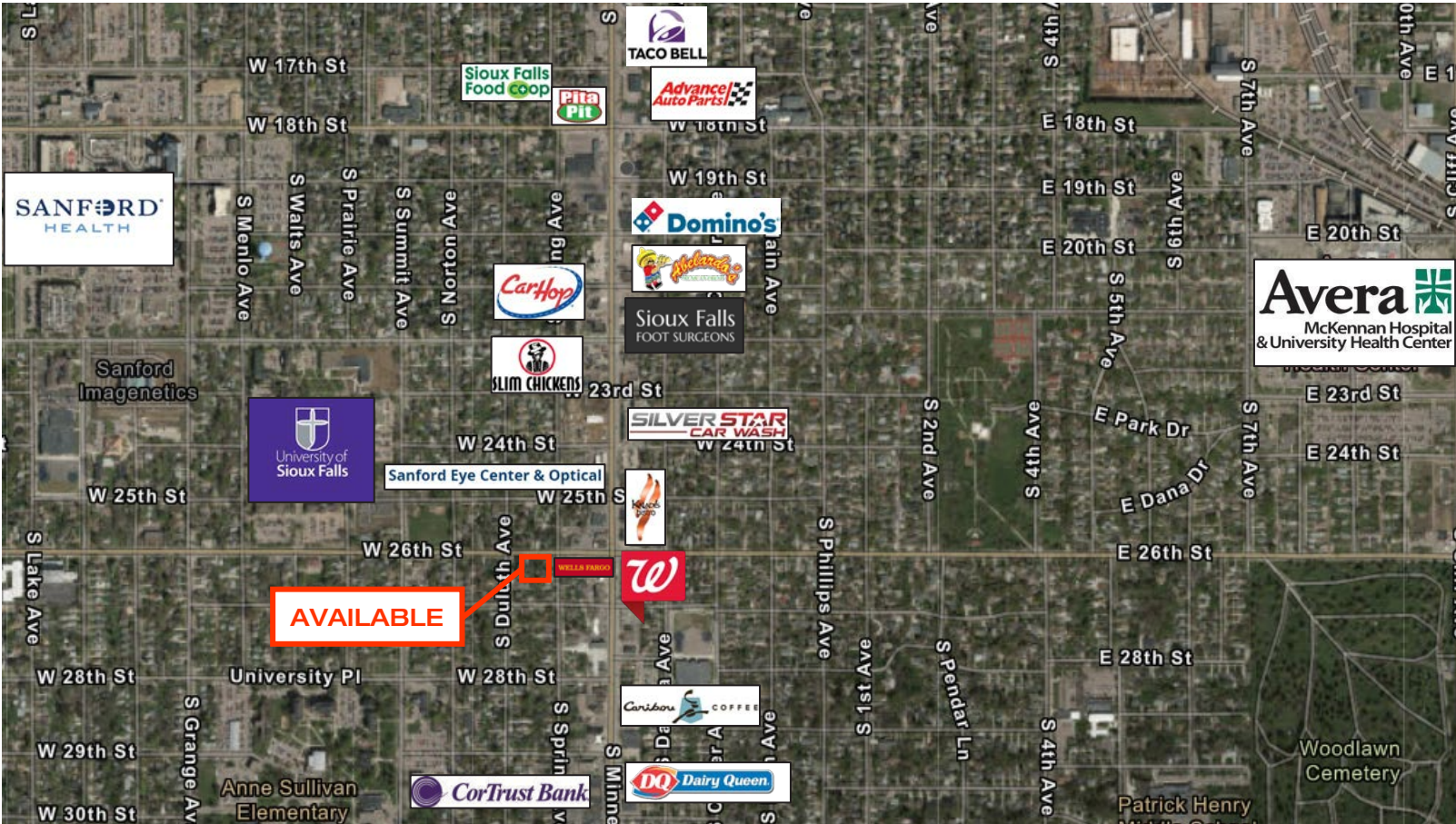


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AREA MAP



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SIOUX FALLS MAP



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