

# MARKET BUSTING PRICES - \$5.99 PSF NNN

WORKCAVES / BUSINESS CONDOS  
ON 57<sup>TH</sup> & S LOUISE AVE

4135 W. 57<sup>TH</sup> ST.  
SIOUX FALLS, SD 57108

*Luxurious Business Condos For Lease*



## PROPERTY HIGHLIGHTS:

- Luxurious work environment with all the amenities of home
- 20 ft. sidewall heights
- Fully insulated space
- Heavily insulated walls for sound and r-ratings
- Heated and cooled with HVAC throughout
- 12' x 14' insulated side mounted motorized doors with windows
- Four 5' x 6' windows per unit for natural lighting
- Access to entrance from 57<sup>th</sup> Street



**Vick Patel, Broker**  
Office: 605-610-6866  
Cell: 605-376-3183

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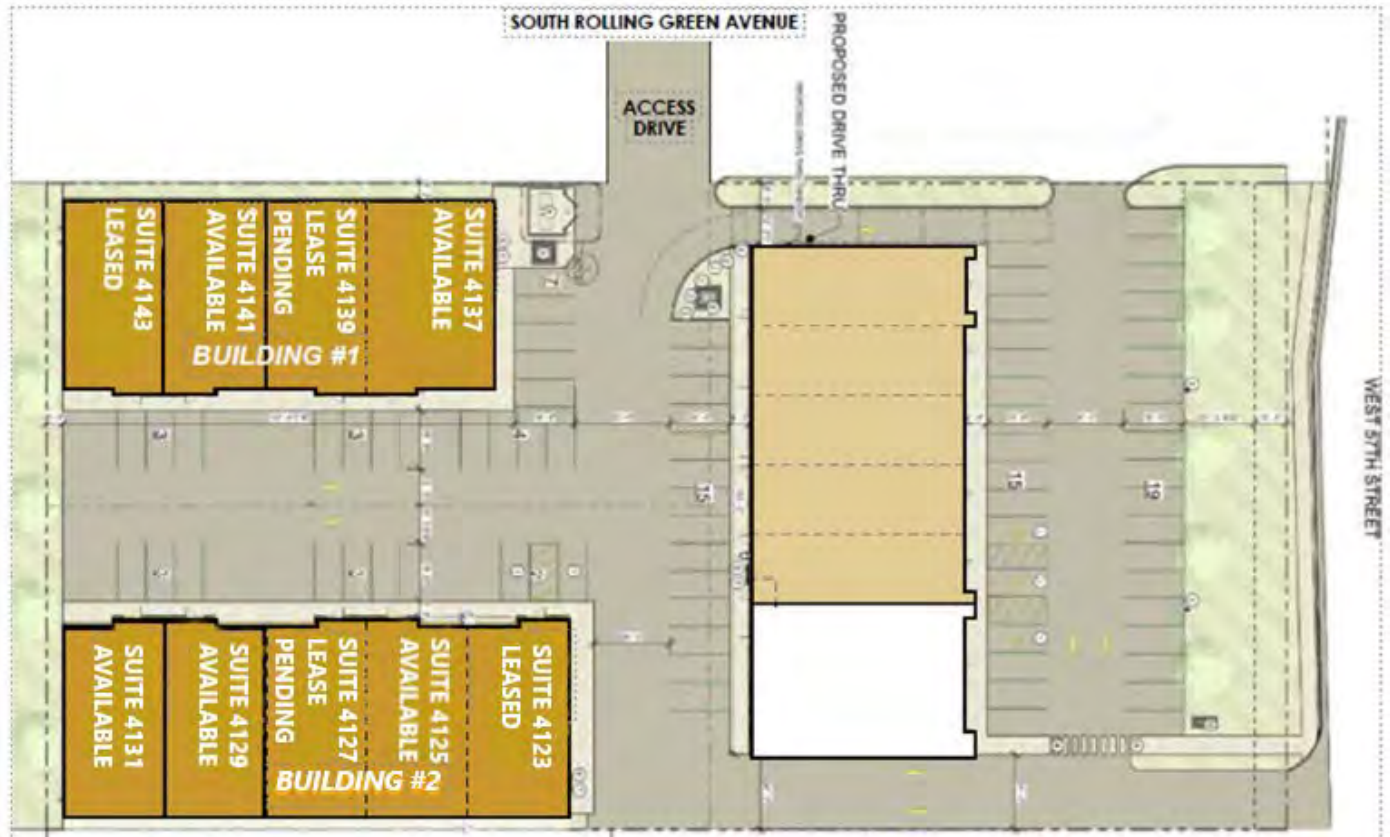
- Property is located near one of the busiest intersections in the city of Sioux Falls.
- Neighborhood includes Hilton Hotels, Staybridge Suites, business parks, Avera Behavioral Health, Casey's C-Store, Empire Mall and the Beacon Centre.
- Close to I-229 & South Louise Ave.
- Owner is a licensed real estate broker with the State of South Dakota.



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**SITE PLAN**

**SUMMARY**

Available Suites: **4**  
Lease Rate: **\$5.99 PSF NNN**

**Building #1:**

- Suite 4137: 2,454 sq. ft. + 979 sq. ft. Upper Level = 3,433 sq. ft. (Available)
- Suite 4139: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Lease Pending)
- Suite 4141: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Available)
- Suite 4143: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Leased)



## Front Office Space

- ❖ Upscale dedicated office entrance with tempered glass and side lighting



## Full Kitchen / Lounge Area

- ❖ Gourmet oversized kitchen with all appliances included
- ❖ Granite counter tops
- ❖ Design a cozy lounge space to create a relaxing retreat for downtime complete with hookups for entertainment package that can be used for tv, wi-fi and more





## Upper Level

- ❖ Extra wide stairs leading to upper level
- ❖ Over 9 foot ceilings



## Full Bathroom

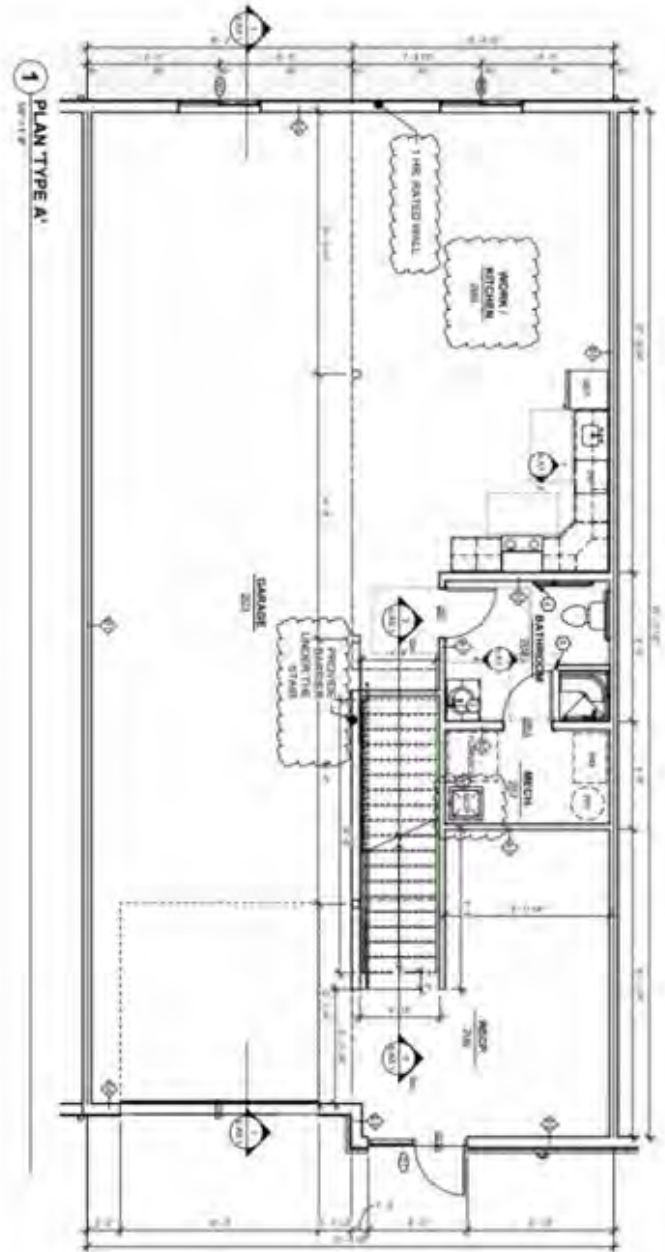
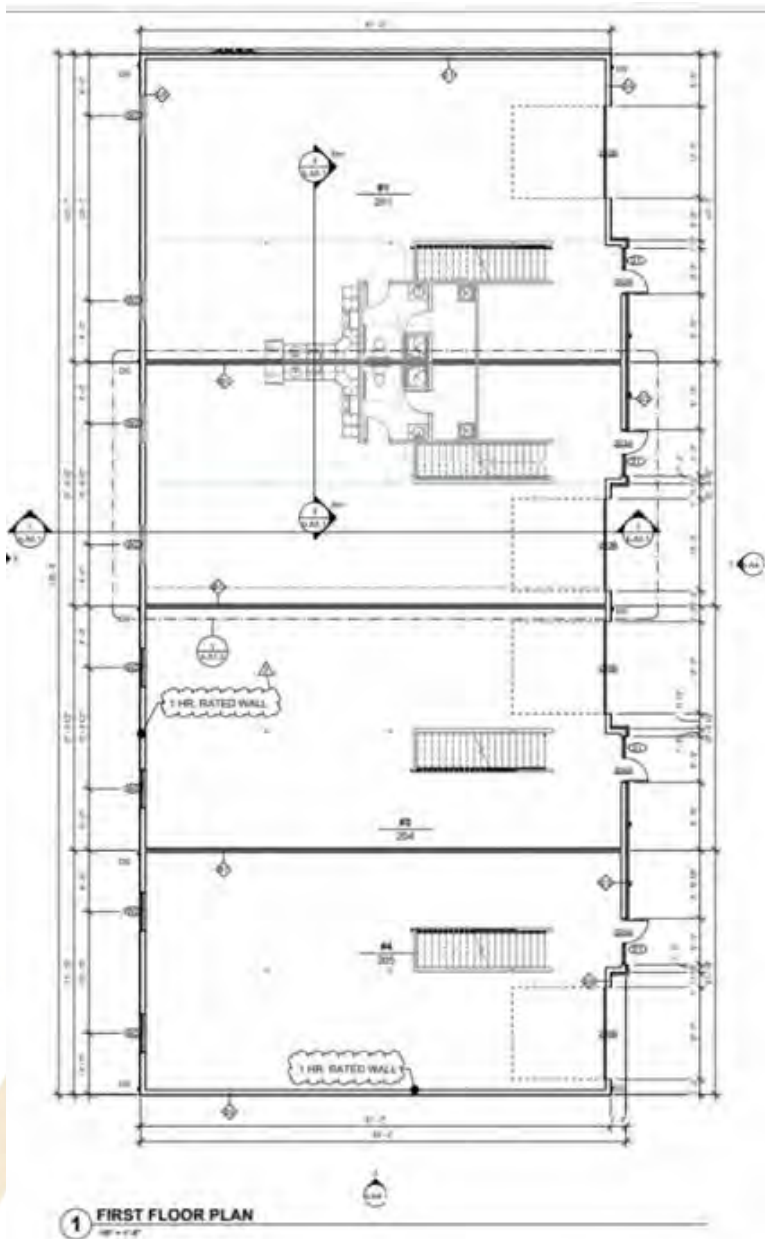
- ❖ Oversized bathroom with 5 foot walk-in shower contributing to the overall functionality of the workspace
- ❖ Washer and dryer included
- ❖ Storage area



**FOR  
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