

MARKET BUSTING PRICES - \$5.99 PSF NNN

WORKCAVES / BUSINESS CONDOS
ON 57TH & S LOUISE AVE

4121 W. 57TH 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 57th Street



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

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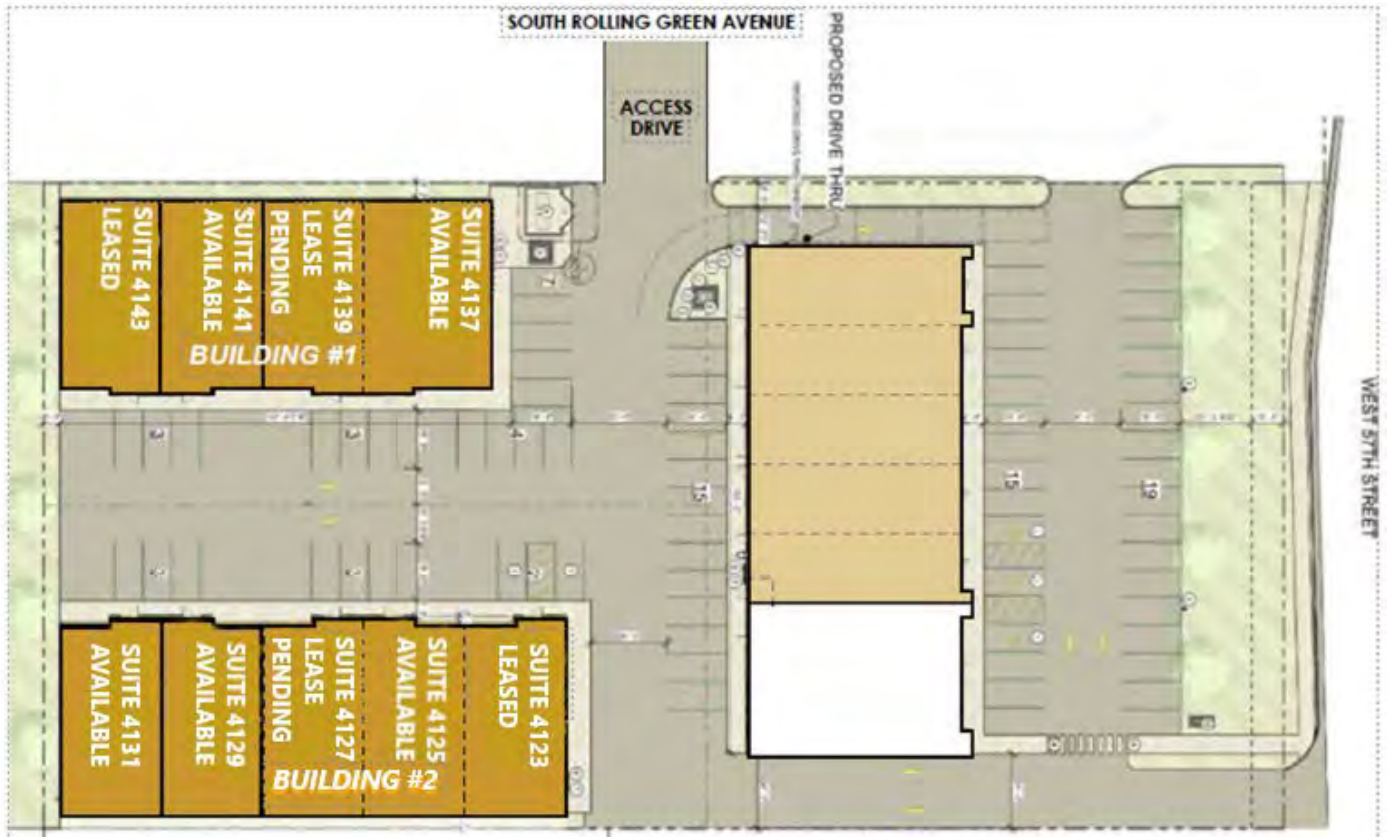


- Property is located near one of the busiest intersections in the city of Sioux Falls.
- Neighborhood includes Hilton Hotels, Staybridge Suites, business parks, Avera Behavioral Health, Casey's C-Store, Empire Mall and the Beacon Centre.
- Close to I-229 & South Louise Ave.
- Owner is a licensed real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



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SITE PLAN

SUMMARY

Available Suites: **5**
Lease Rate: **\$5.99 PSF NNN**

Building #2:

- Suite 4123: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Leased)
- Suite 4125: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Available)
- Suite 4127: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Lease Pending)
- Suite 4129: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Available)
- Suite 4131: 1,958 sq. ft. + 979 sq. ft. Upper Level = 2,937 sq. ft. (Available)



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



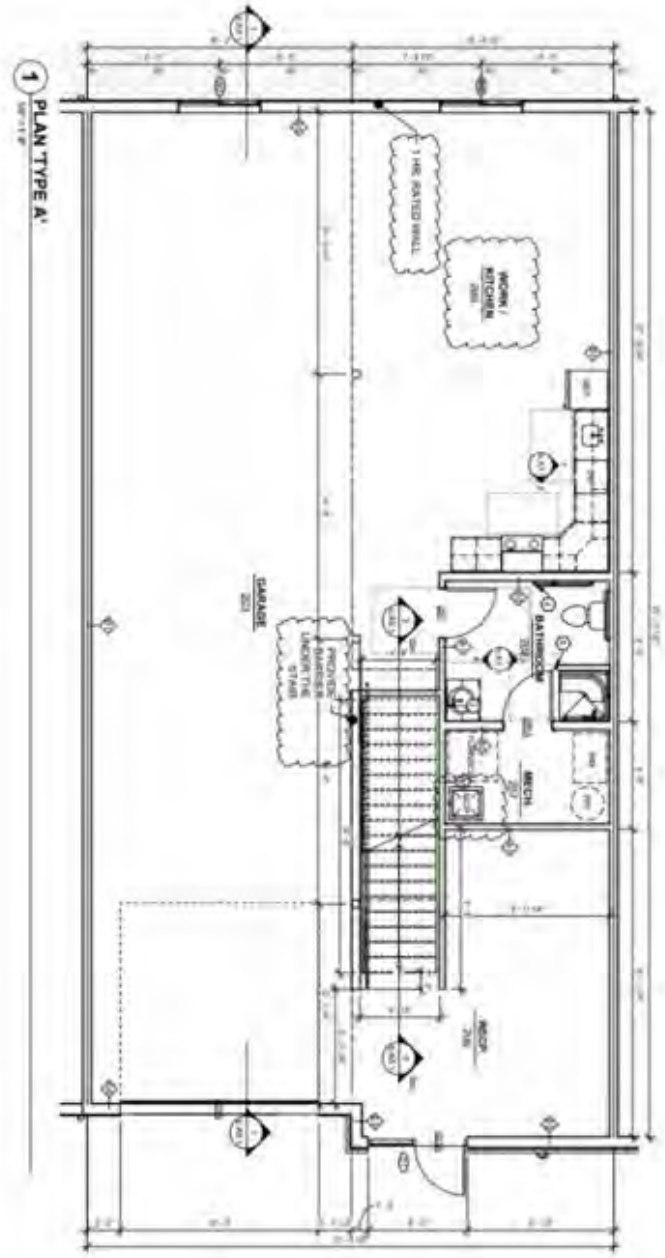
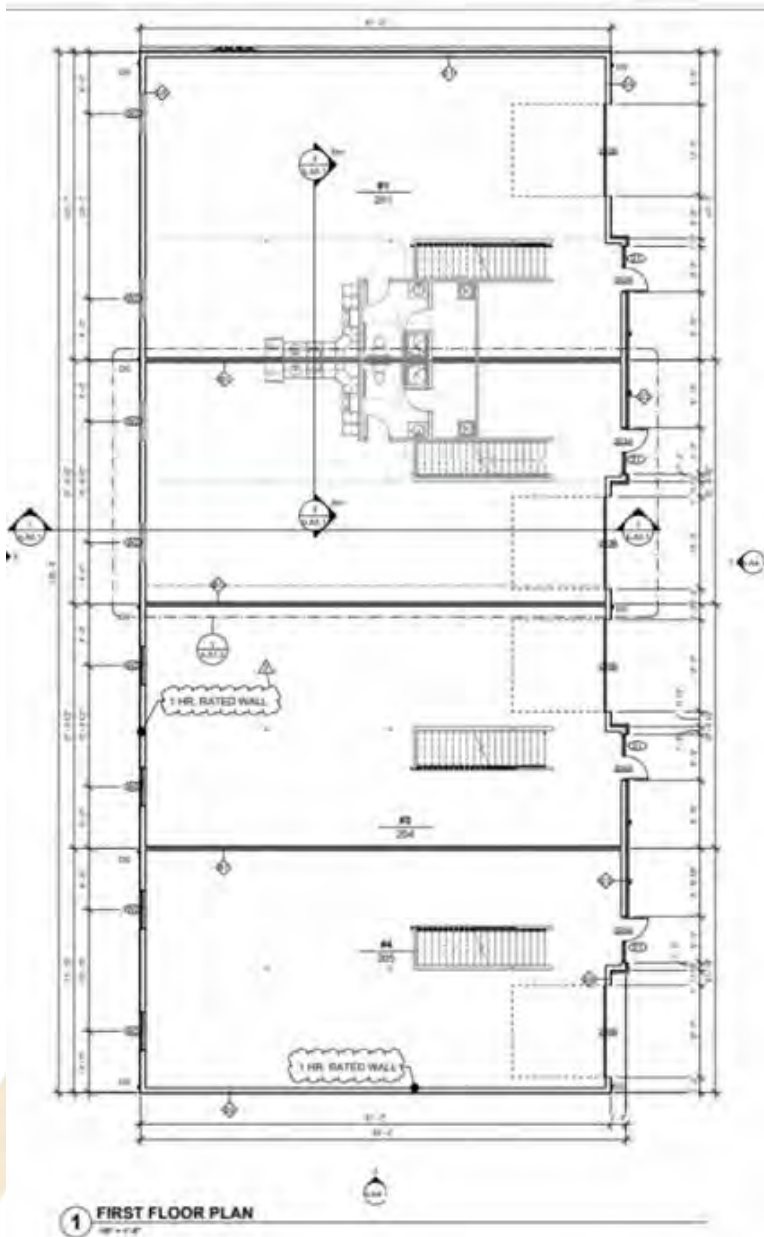
Full Bathroom

- ❖ 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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