

FOR SALE ~~\$1,400,000~~  
PRICE REDUCED! \$1,265,000



4610 S TECHNOLIS DR  
SIOUX FALLS, SD 57106

- ◆ 10,161 SQUARE FEET ON 1 FLOOR (7,990 AVAILABLE)
- ◆ WELL MAINTAINED OFFICE BUILDING LOCATED IN THE POPULAR SOUTH SIDE OF SIOUX FALLS
- ◆ CLOSE TO THE INTERSTATE, OFFICE PARKS, RETAIL SHOPS AND RESIDENTIAL
- ◆ GREAT NATURAL LIGHT THROUGHOUT
- ◆ SECURE ACCESS BUILDING
- ◆ LIT MONUMENT SIGN
- ◆ ZONED I-1
- ◆ BUILDING TENANTS INCLUDE NOTEBOOM APPRAISALS AND HARTFORD FIRE INSPECTION
- ◆ PARKING ON 3 SIDES OF THE BUILDING
- ◆ GREAT INVESTMENT OR OWNER OCCUPANT OPPORTUNITY!
- ◆ **NEW ROOF, DOWNSPOUTS AND MASONRY WORK IN SUMMER 2019**



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**Stephen Rueber**

Broker Associate

605.521.9027

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**Jim Dunham**

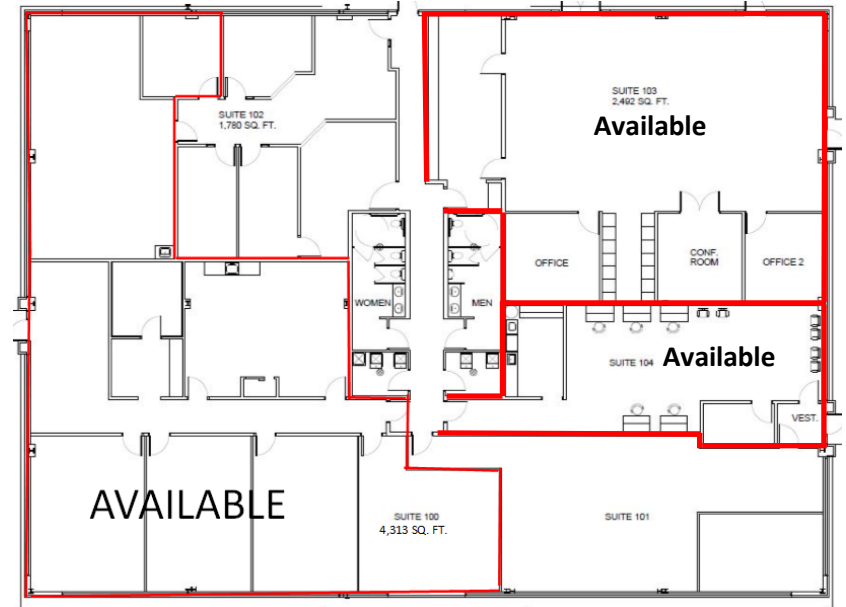
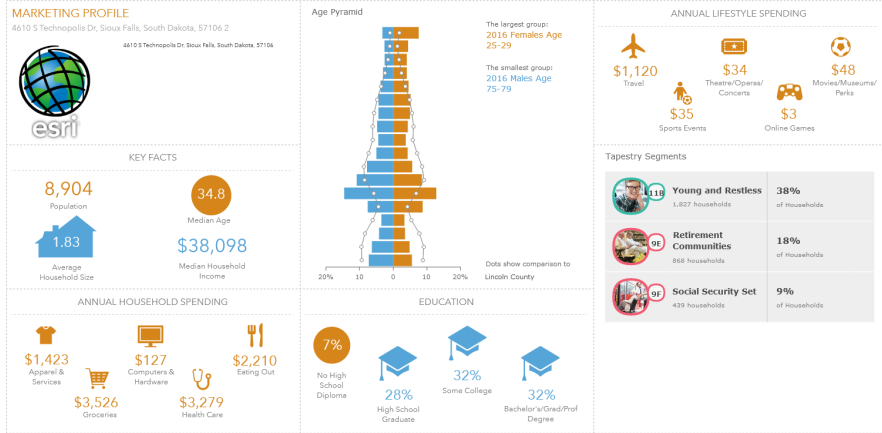
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