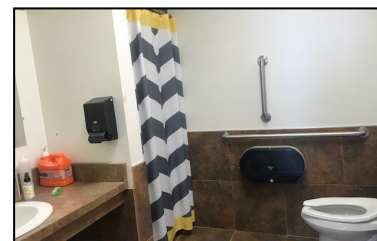
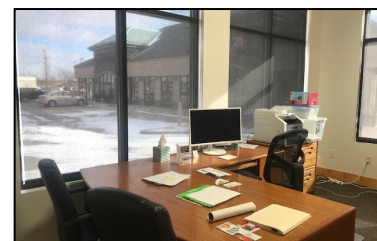


FOR SUBLEASE \$13.00 PSF



1813 S MARION RD
SIOUX FALLS, SD 57106

- ◆ 3,126 SQUARE FEET
- ◆ FOR SUBLEASE AT \$3,386.50 PER MONTH, NNN
- ◆ CURRENT BUILDOUT INCLUDES OPEN WORK SPACE WITH EXPOSED CEILINGS AND A MODERN LOOK, 3 OFFICES, BREAK ROOM, STORAGE AND 2 IN-SUITE RESTROOMS (EACH WITH A SHOWER)
- ◆ BUILDING AND MONUMENT SIGNAGE ON S MARION RD WITH A COMBINED DAILY TRAFFIC COUNT OF 34,400 VEHICLES
- ◆ ON-SITE PARKING
- ◆ SITUATED AT A SIGNALIZED INTERSECTION
- ◆ NEIGHBORING BUSINESSES INCLUDE BREADSMITH, STUDIO 26 SALON AND SPA, CORTRUST BANK, HYVEE AND SIOUX FALLS FORD
- ◆ SECONDS FROM LAKE LORRAINE
- ◆ ZONED C-2
- ◆ AVAILABLE IMMEDIATELY



Jim Dunham

Broker

605.360.0061

Jim@JimDunhamAssociates.com



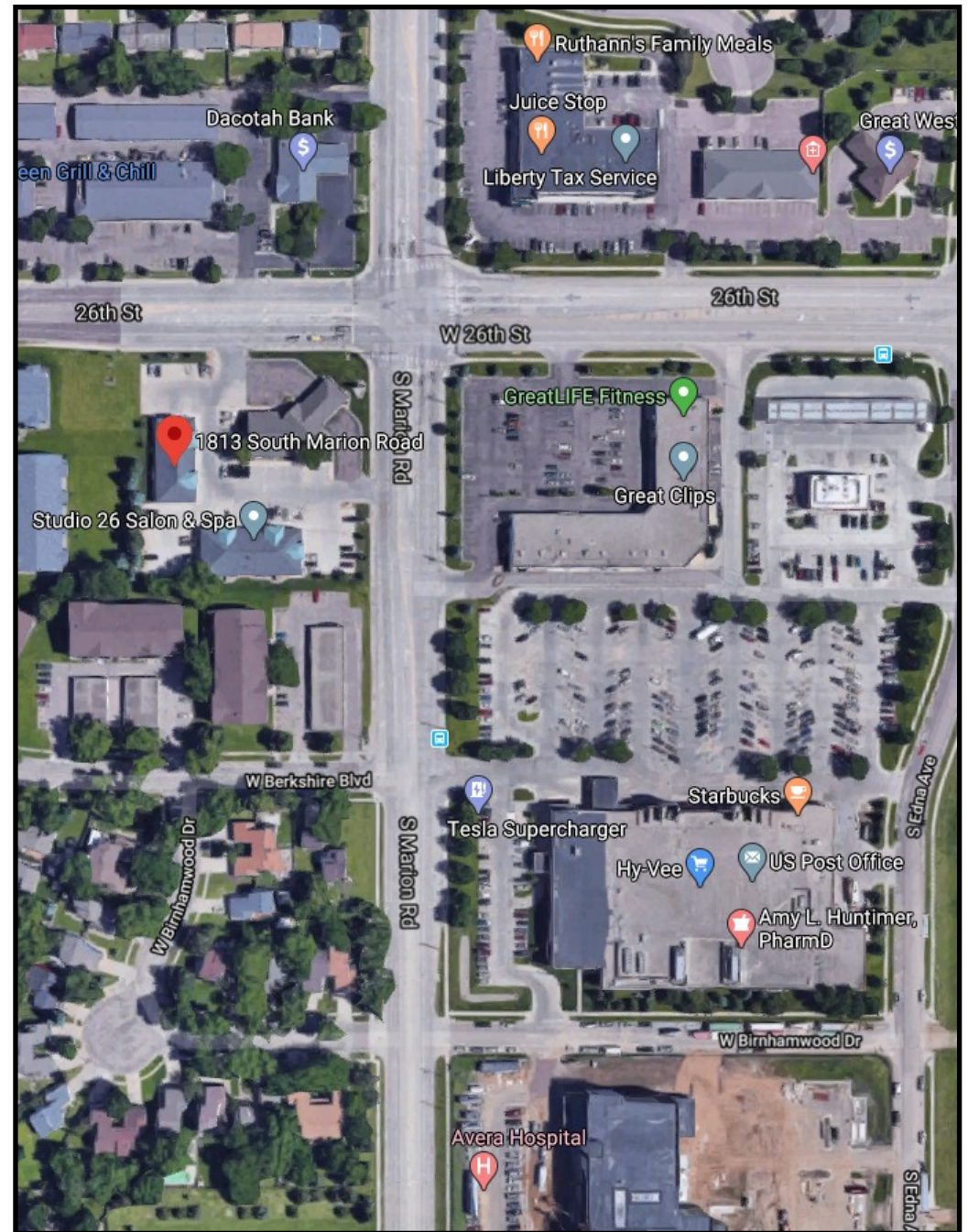
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