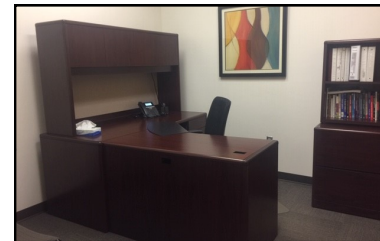
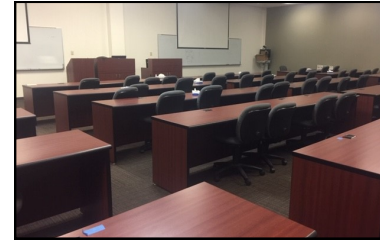


FOR LEASE \$12.00 PSF, NNN



3901 W 59TH ST
SIOUX FALLS, SD 57108

- ◆ 37,924 SQUARE FEET
- ◆ HIGHLY DESIRABLE SOUTH SIOUX FALLS LOCATION
- ◆ AVAILABLE 9/30/21
- ◆ BUILD OUT INCLUDES NUMEROUS PRIVATE OFFICES, GRAND RECEPTION AREA, SEVERAL OPEN AREAS FOR CUBICLES, TWO BREAK ROOMS, MULTIPLE CONFERENCE ROOMS AND WAITING AREAS; AND CLASSROOMS
- ◆ AN ABUNDANCE OF ON-SITE PARKING SPACES
- ◆ MONUMENT SIGNAGE
- ◆ ZONED C-3
- ◆ 21,064 SQ. FT. BUILT IN 1998 WITH AN ADDITION OF 16,860 SQ. FT. IN 2005
- ◆ NEIGHBORING TENANTS INCLUDE HILTON GARDEN INN, VERN EIDE, FIRST NATIONAL BANK OF SIOUX FALLS AND THE VILLAGE ON LOUISE
- ◆ NNN ESTIMATED AT \$4.21 PSF
- ◆ PARCEL ID 280.51.05.006A



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



Jim Dunham

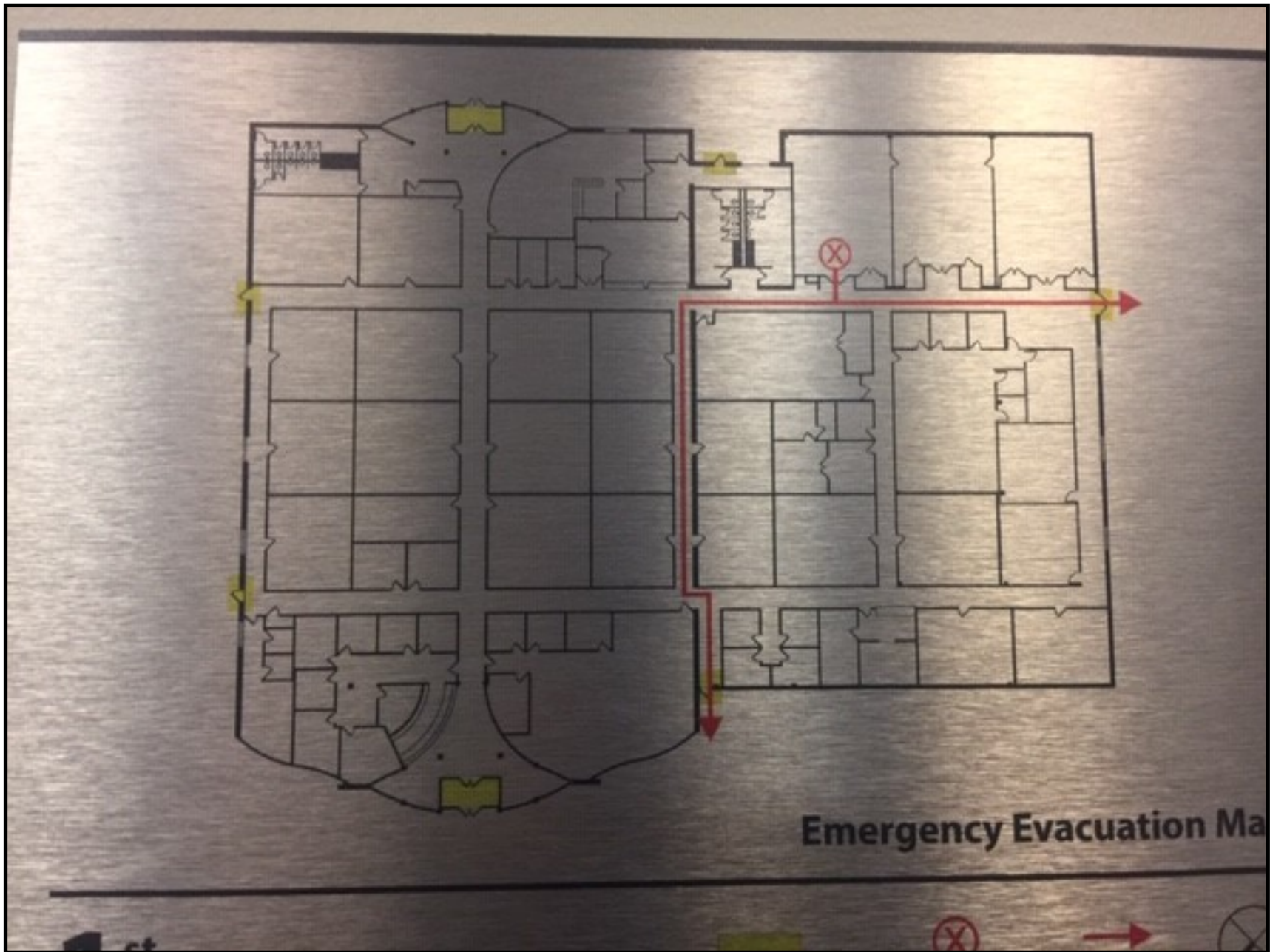
Broker

605.360.0061

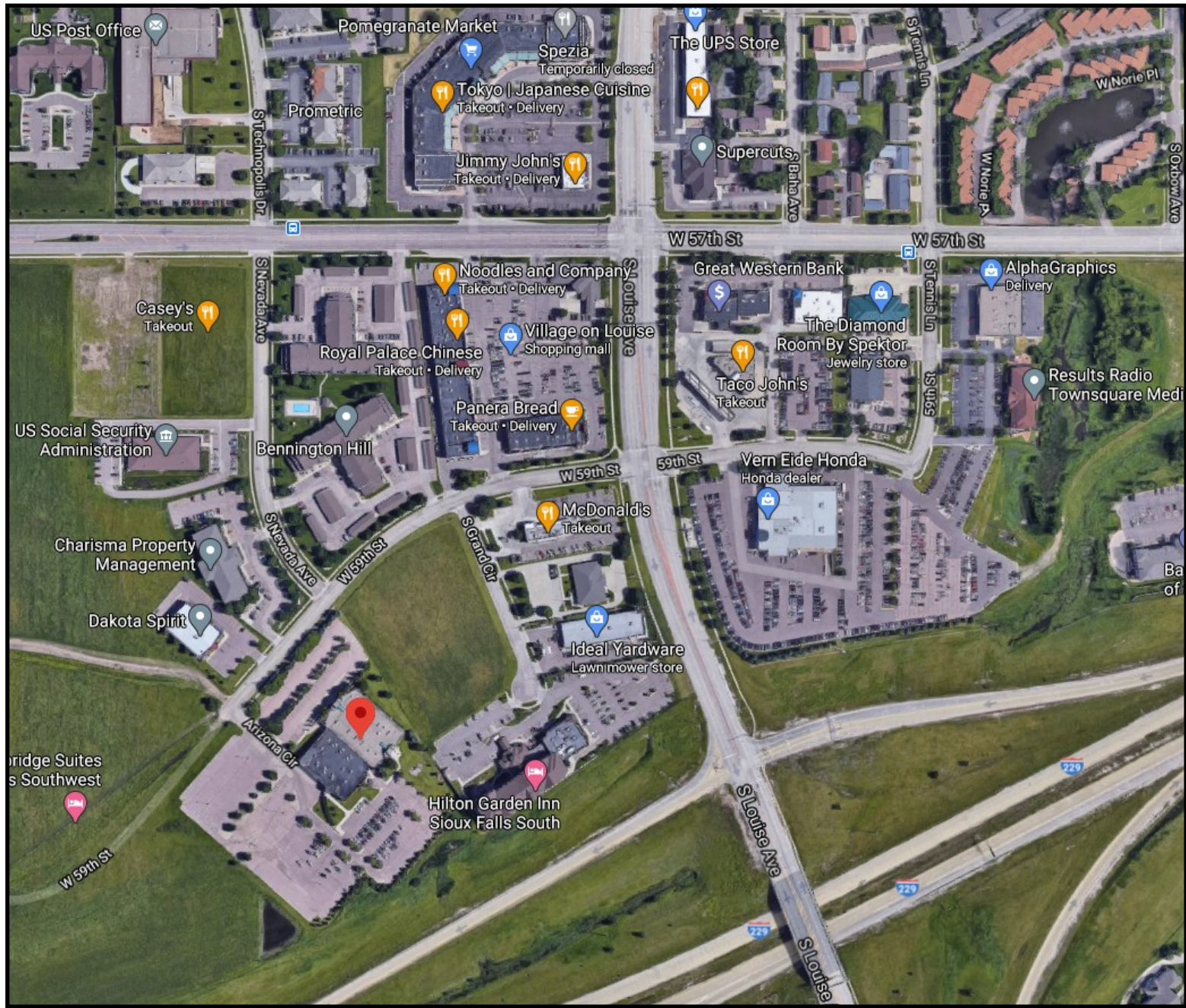
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