



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS

FOR SALE OR LEASE

\$6,689,443 / \$12.00 PSF NNN

Owner/Occupant Investment Opportunity
Class "A" Office Building

3901 W 59th Street

37,924 SQFT



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WHAT YOU NEED TO KNOW

3901 W 59th Street, Sioux Falls, SD

Class "A" Professional Office Building For Sale or Lease in highly desirable southwest area of Sioux Falls SD.

Current build-out includes large open reception area surrounded by windows, multiple conference / work rooms / offices. Open space for systems furniture, large break area with kitchen and multiple in-suite restrooms.

PROPERTY HIGHLIGHTS

- Building size: 37,924 SF
- Land size: 6.94 acres (302,288 SF)
- Existing furniture owned by Seller included
- Year built: 1998; Added on to: 2005
- Great perimeter windows for an abundance of natural light
- Attractive, mature landscaping
- Ample on-site parking
- The east half of the roof membrane was replaced in 2020 in the amount of \$142,718 and the west half was reflashed in the amount of \$12,000
- 21,064 SF built in 1998 with additional 16,860 in 2005
- Parcel ID: 280.51.05.006A
- Taxes: \$95,130 (2025 payable 2026)

OFFERING HIGHLIGHTS

- OWNER/OCCUPANT OPPORTUNITY - Contact Listing Broker
- TENANT: Aerostar International
- PRICE \$6,689,443
- FOR LEASE: \$12.00 PSF NNN
- CAP RATE: 7%
- LEASE TERM: 3 years (At time of listing)
- Tenant has right of first refusal to purchase the property

EXCESS LAND

- Site includes excess land of approximately 1.75 to 2 acres that would allow for construction of a 14,000 square foot building of 7,000 square feet per floor with ample parking to meet City code

EXCESS LAND

Contact Broker for a Confidentiality Agreement and Tenant information

INTERIOR PHOTOS

3901 W 59th Street, Sioux Falls, SD



ADDITIONAL PHOTOS

3901 W 59th Street, Sioux Falls, SD



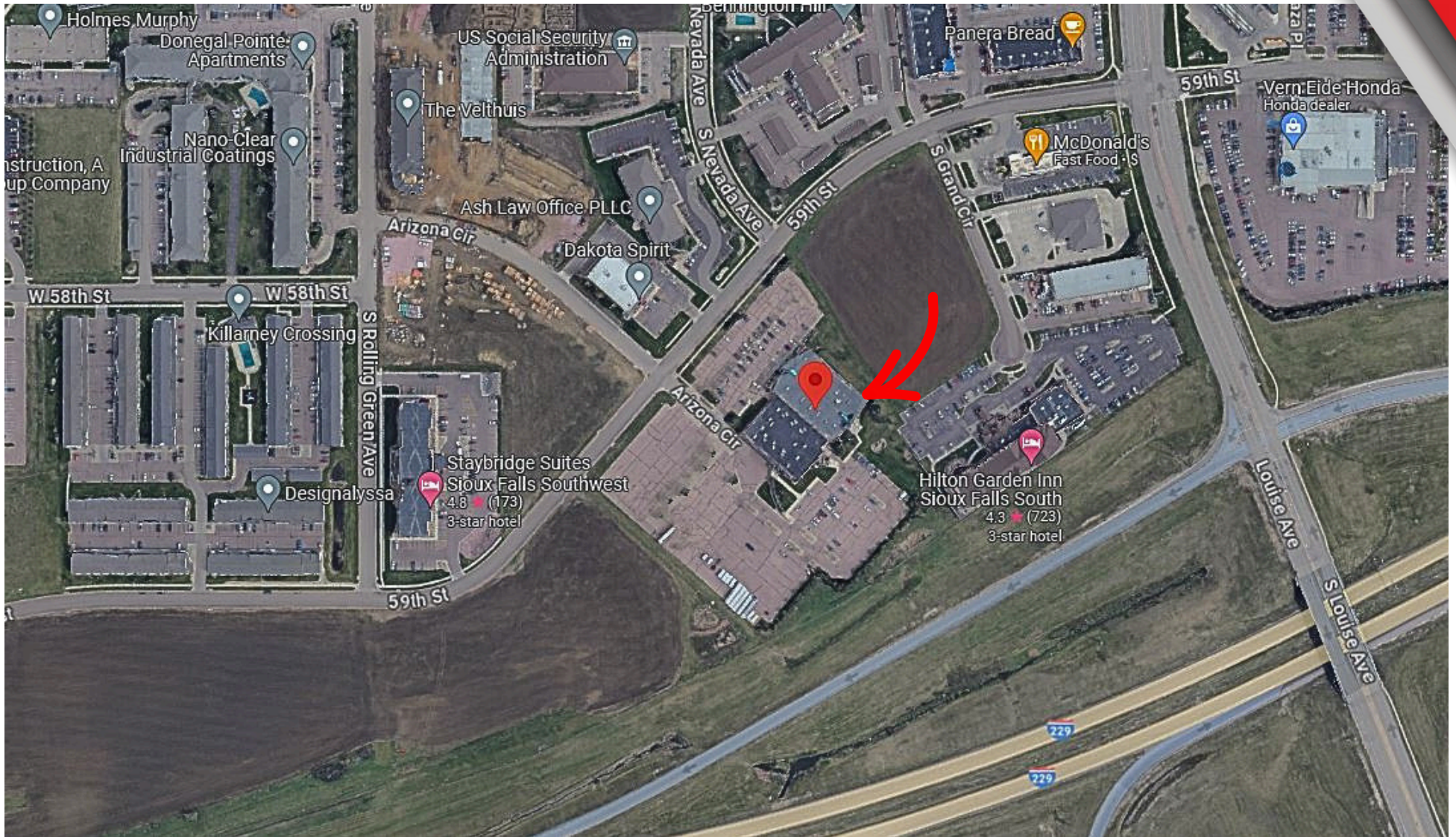
FLOOR PLAN

3901 W 59th Street, Sioux Falls, SD



LOCATION MAP

3901 W 59th Street, Sioux Falls, SD



WHAT'S AROUND THE CORNER

3901 W 59th Street, Sioux Falls, SD

Retail / Services

- Lewis Drug Store
- Sanford Health
- Avera Health
- Empire Mall
- HyVee
- Vern Eide Honda
- Stay Bridge Suites
- Hilton Garden Inn
- Verizon Cellular
- Several banks

Restaurants/Fast Food

- The Tavern Grill
- Kitchen 22TEN
- Qdoba
- Subway
- Papa Murphy's
- Taco Bell
- McDonald's

Other (nearby but relevant)

- Interstate 229
- South Louise Avenue
- 41st Street

