

# BUILDING FOR LEASE: FORMER DAKOTABILITIES BUILDING



**3600 S Duluth**  
**Sioux Falls, SD 57103**

**AVAILABLE:** 14,240 SF  
(Subdividable)

**PRICE:**  
\$7.00 PSF NNN "AS IS", or;  
\$13.50 PSF NNN with  
\$30.00 PSF Tenant Improvement  
Allowance

**Estimated NNN:** \$4.50 PSF

**ZONING:** C-2

**OCCUPANCY:** Immediate



**For more information,  
please contact:**

**Mike Van Buskirk**

**p:** 605.361.8211

**c:** 605.366.0936

**e:** Mike@VBCLink.com

**VanBuskirk**  
COMPANIES

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

## PROPERTY INFORMATION

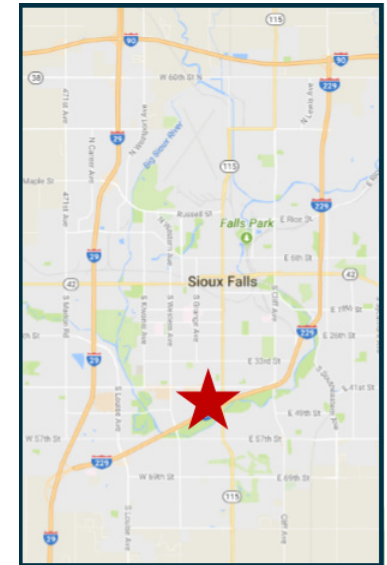
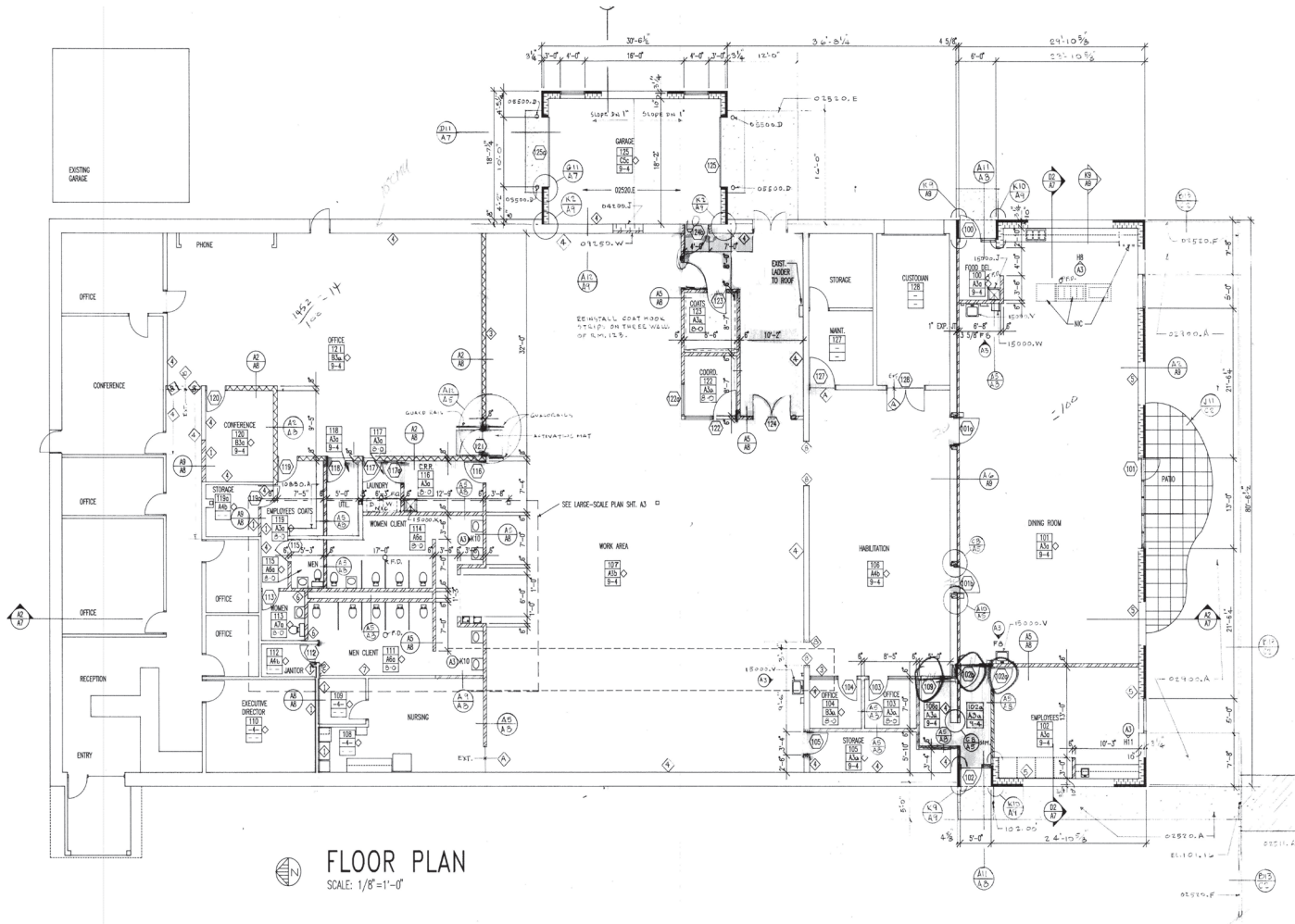
- Excellent opportunity for a veterinary clinic, large office user, call center, fitness center, or many other use types!
- Located at the corner of 49th Street and Duluth Avenue, with 188' of frontage along 49th Street, for which expansion construction plans are scheduled in the near future.
- Easy access to Minnesota Avenue and I-229, along with numerous dining and shopping options within walking distance.
- Seven private offices, conference room, open work areas, breakroom, and restrooms.
- Storage shed and drive-through garage leading to loading/maintenance area located on east side of building.
- Built in 1971 with addition in 1992.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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