

## 2,052- 6,804 SF Office Space



## 800 S. 7th Avenue

Sioux Falls, SD 57104

### Property Features

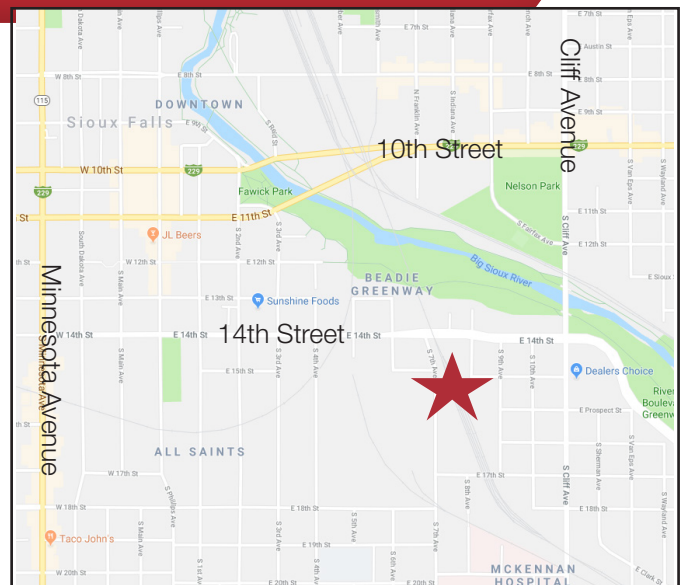
- Suite A: 2,052 sq. ft.
- Suite B: 4,760 sq. ft.
- Combined: 6,804 sq. ft.
- Available immediately
- Paved parking: 23 spaces
- Monument & suite signage
- Zoning: I-1
- Year built: 1946
- Outdoor storage available for additional rate - negotiable

### Pricing

- Price reduced: \$9.50/sq. ft. gross plus utilities
- Xcel budget: \$625/ month
- Gas budget: \$194/ month
- Water/sewer budget: \$150/ month

### Location

- Located southwest of the Cliff Avenue and 14th Street intersection
- Area neighbors include: BP Get n' Go, Sioux Falls Federal Credit Union, Hagen Chiropractic, The Fire Emporium Inc., Avera Health



For more information:

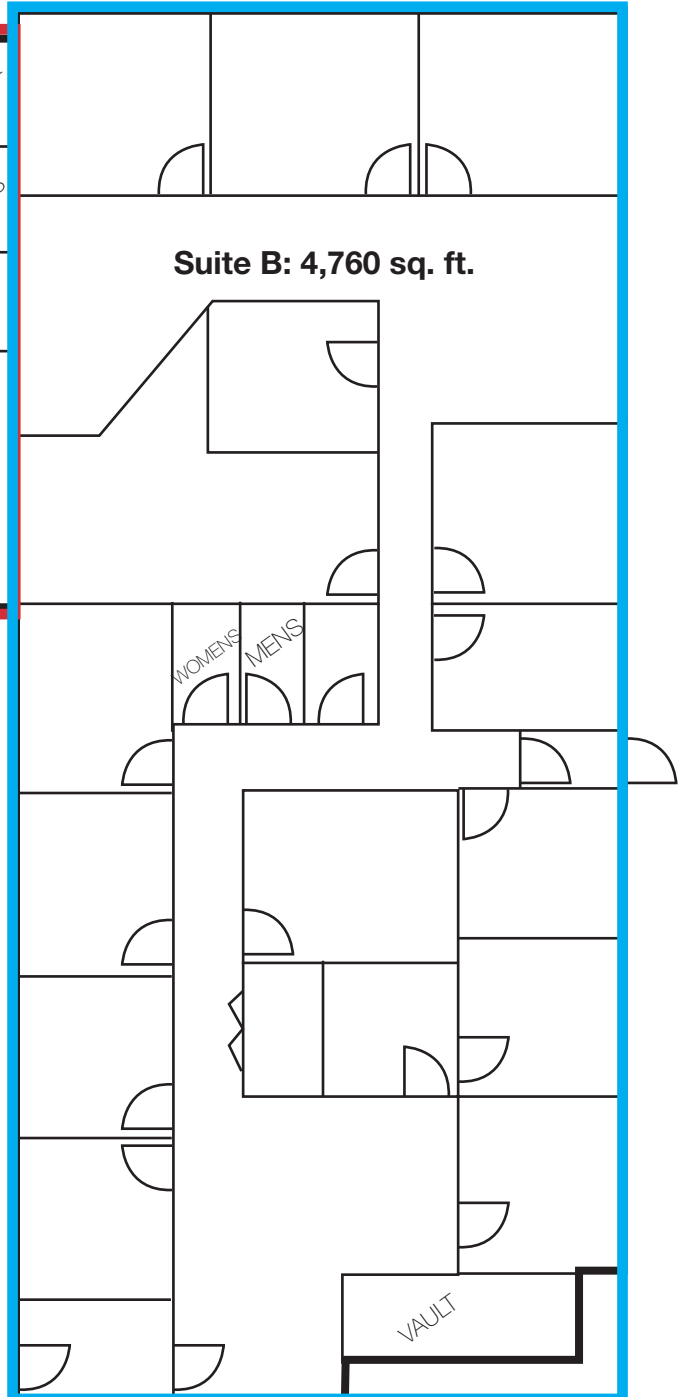
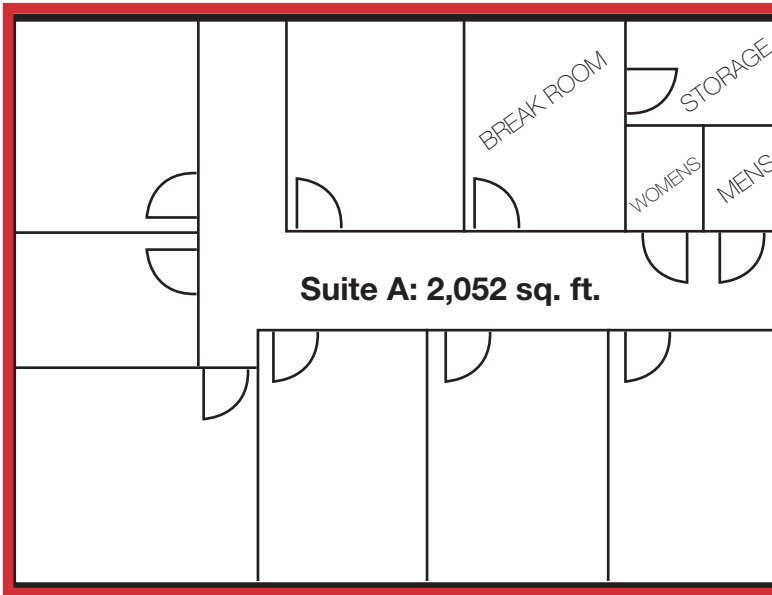
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# FOR LEASE



7TH AVENUE

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