

MINNESOTA CROSSING

OFFICE/RETAIL SPACE AVAILABLE



3508 S. Minnesota Avenue
Sioux Falls, SD 57105

FOR LEASE

\$14.00 / SF NNN
2,080 SF

SIZE

- 2,080 SF

PRICE

- \$14.00 / SF NNN
- Estimated NNN: \$5.00 / SF

LOCATION

- Centrally located near the intersection of 41st & Minnesota and in close proximity to an I-229 interchange. Minnesota Avenue frontage with traffic counts estimated at 27,000 vpd!

DESCRIPTION

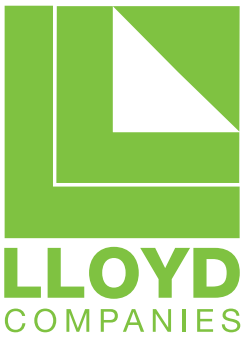
- Floor plan includes five offices with windows, a break room, reception/waiting area, and a conference room (approximately 10'x20')
- Space will be demised and new windows will be installed prior to possession.
- Building and pylon signage available.
- Available April 1, 2021
- Co-tenants include All City Pet Care Veterinary Emergency Hospital, Subway, Fit Body Boot Camp, Heartland Computers, PPG Paints, and Salon Centric
- Contact Broker for additional information

Find out more at lloydcompanies.com

SCOTT BLOUNT
605 231-1882
scott@lloydcompanies.com

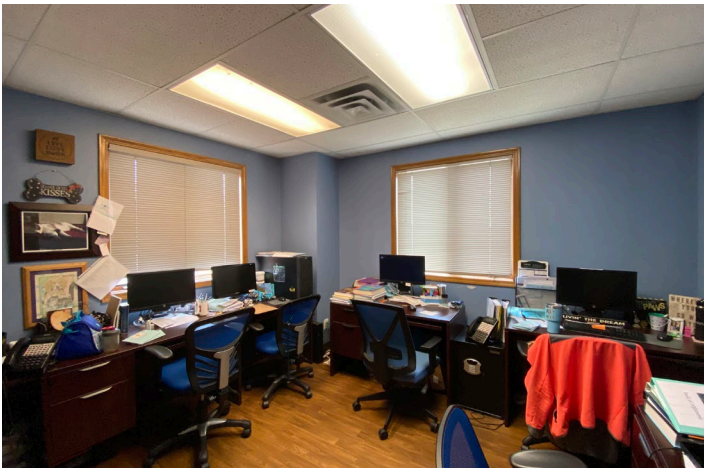
101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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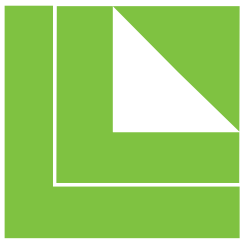


INTERIOR PICTURES

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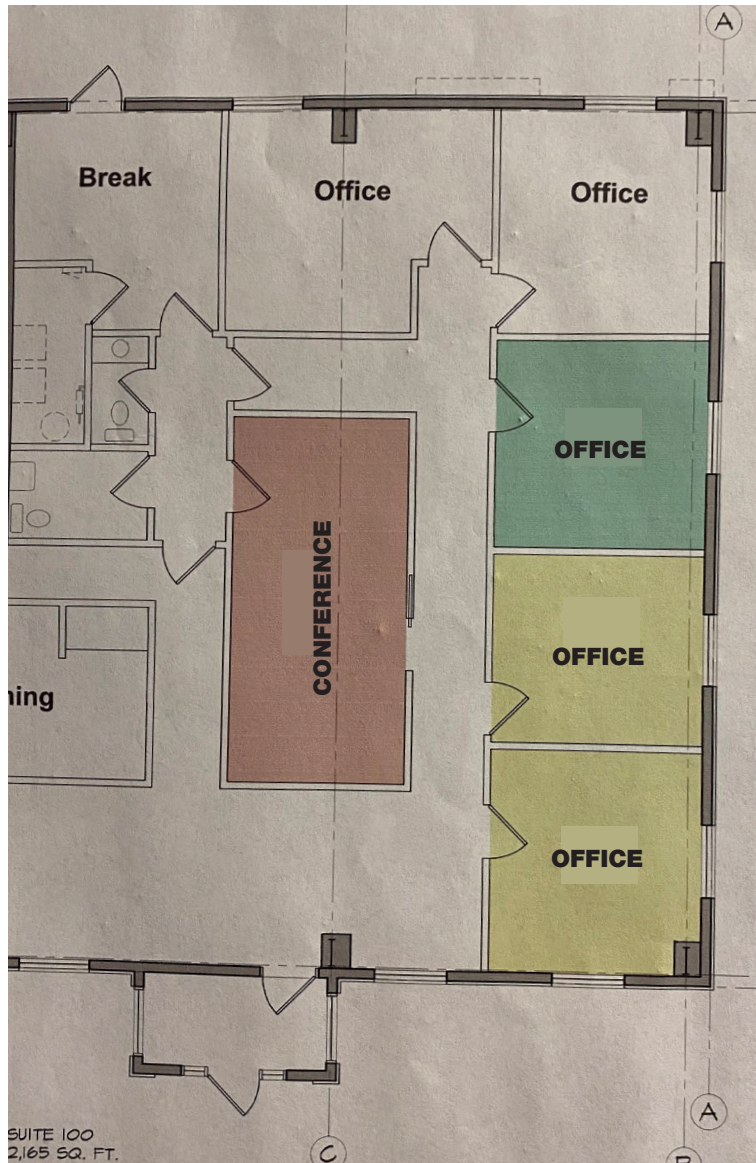
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LLOYD
COMPANIES

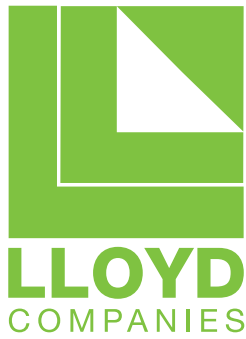
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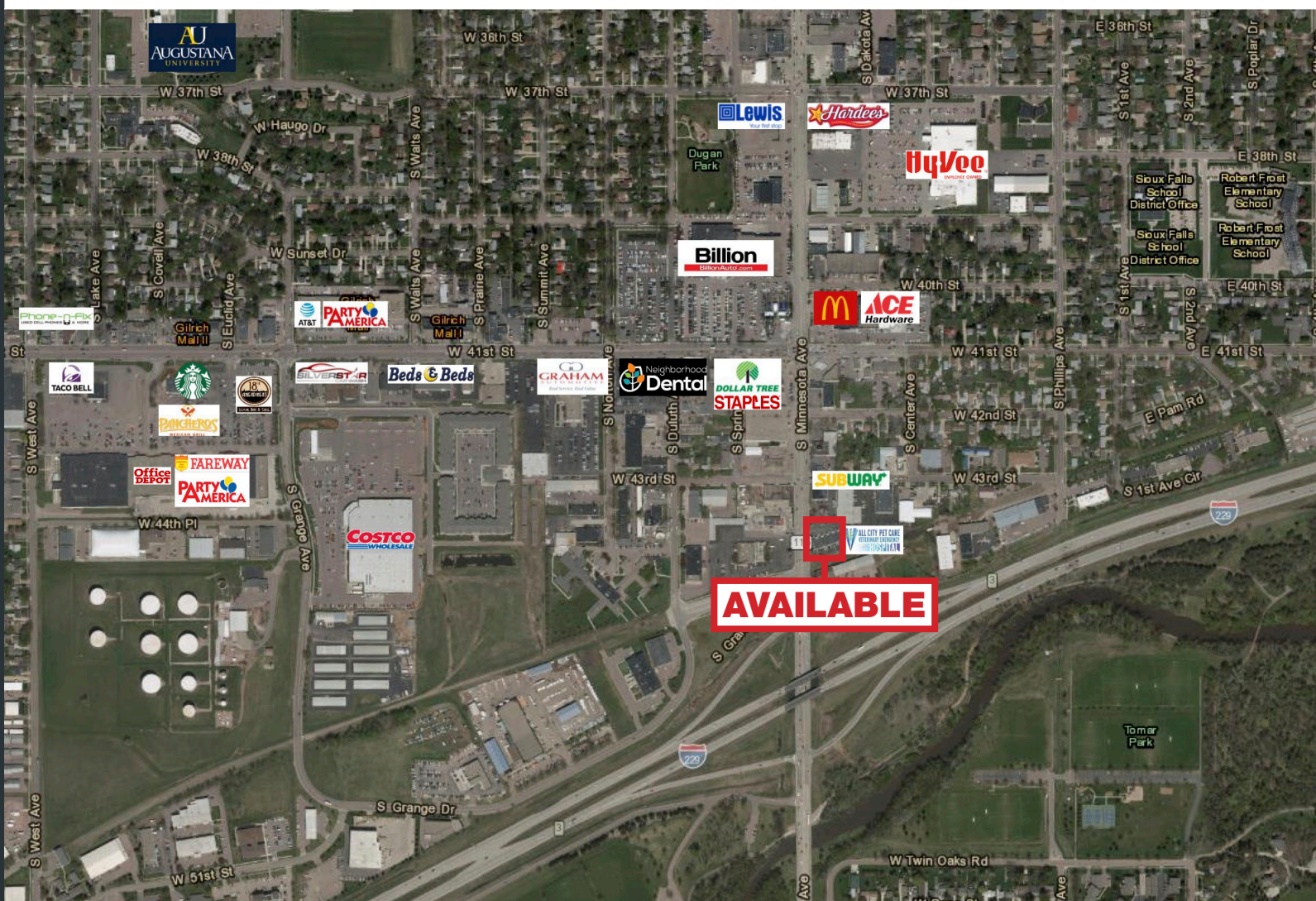
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FLOOR PLAN



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AREA MAP

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