

For Lease  
Office Suite

Lease Price: \$14.00/ sq. ft. NNN



## Sharon Avenue Building

6001 S. Sharon Avenue, Suite 7  
Sioux Falls, SD 57108

### Property Features

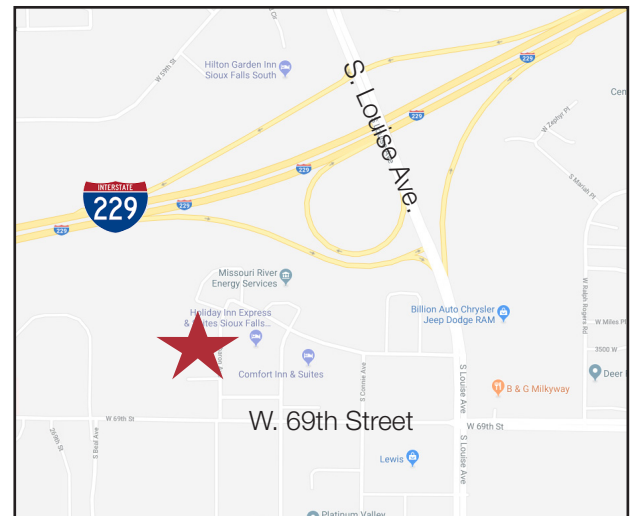
- Suite 7: 2,611 net rentable sq. ft.
- In-suite restroom
- Five private offices
- Reception and waiting areas
- Washer/dryer hookups
- MRI room
- Common area restrooms
- 1:228 parking ratio
- Building and monument signage available
- TI Allowance negotiable to qualified tenants

### Pricing

- Lease rate: \$14.00/sq. ft. NNN
- Estimated NNN: \$4.65/ sq. ft.

### Location

- Located just west of the 69th Street & Louise Avenue intersection in established office/medical park with convenient access I-229
- Area neighbors include: Avera Health, 1st Financial Bank, Holiday Inn Express & Suites, Comfort Inn & Suites, Homewood Suites, Lewis, Sanford Clinic, Billion Auto

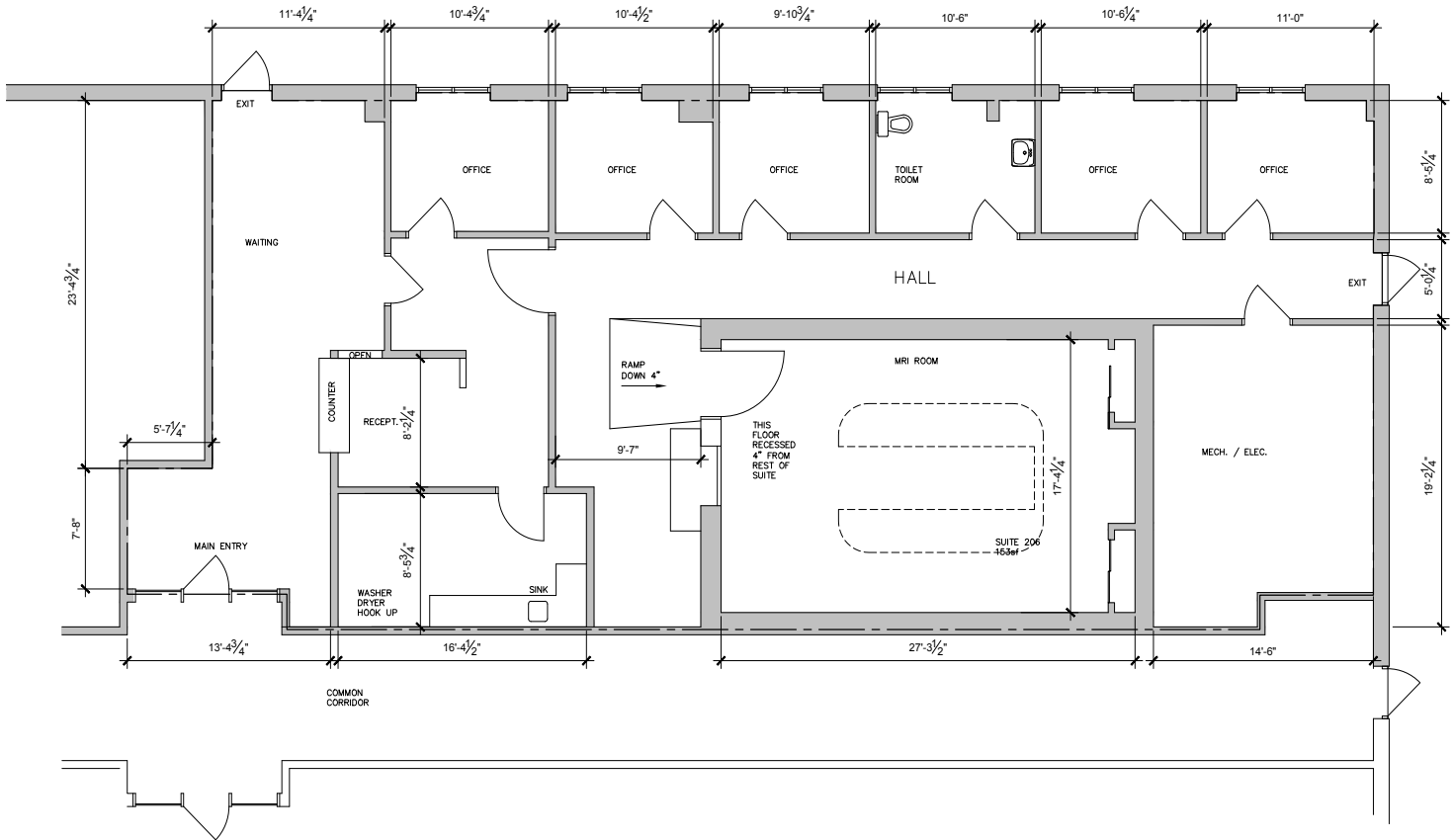


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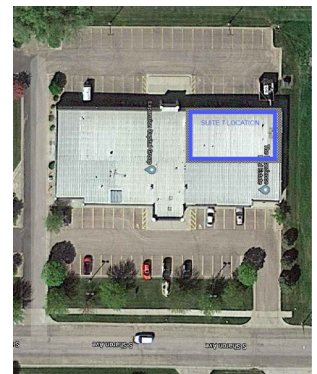


① FIRST FLOOR - SUITE 7  
SCALE: 1/4" = 1'-0"

SUITE 7 AREA:

MEASURED LEASE AREA (NO FACTOR ADJUSTMENT) 2,611 SF

NOTE, THIS VERIFIED PLAN AREA IS APPROXIMATELY 1/4 OF THE OVERALL BUILDING AREA. THIS SUITE IS THE NORTH WEST QUARTER OF THE BUILDING.



② OVERALL BUILDING IMAGE  
SCALE: NONE

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