

For Lease
Office/ Retail Suite
Price: \$12.00/ sq. ft. NNN



4301 S. Racket Drive

Sioux Falls, SD 57106

Property Features

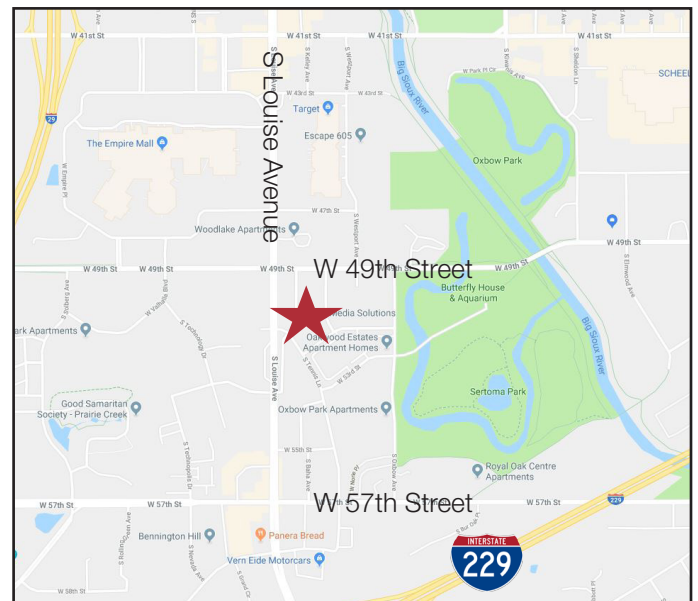
- Suite size: 3,165 sq. ft.
- Zoning: C-2
- Private entrance
- Tall ceilings
- Large, open sales floor
- Kitchenette
- Facade and monument signage available
- 33 on-site parking spaces
- Also includes a 938 sq. ft. mezzanine
- Immediate availability

Pricing

- Lease rate: \$12.00/sq. ft. NNN
- Estimated NNN expenses: \$4.75/ sq. ft.

Location

- Just south of 49th Street - directly behind Mini Critters
- Co-tenant: Advanced Tech, Inc
- Area neighbors include: Sanford Wellness Center, Mini Critters, Hy-Vee, Empire Mall, Empire East, Five Guys, Carribou Coffee



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