

26TH STREET PROFESSIONAL BUILDING



2908 E. 26th Street
Sioux Falls, SD 57103

FOR SALE OR LEASE

SIZE

- Building Size: 22,698 SF
1st Floor: 8,454 SF
2nd Floor: 3,764 SF
Lower Level: 8,376 SF
- Lot Size: 94,725 SF +/-
- Flexible floor plans and potential for subdividing

PRICE

- Sale Price: \$2,200,000
- Lease Rate:
1st Floor: \$14.00 / SF NNN
2nd Floor: \$12.00 / SF NNN
Lower Level: \$8.00 / SF NNN

LOCATION

- Medical/Office space available near 26th & Cleveland. Convenient access to downtown and the newly redesigned I-229 on ramp.

DESCRIPTION

- Opportunity for visible monument signage available
- Excellent parking with 99 on-site parking spaces
- Zoned C-2 Commercial
- Great for an owner-occupant, medical user, investor, or professional office
- Building features an elevator, 8 HVAC zones, 600 AMP/240v electrical capacity
- New roof installed in 2006
- 1,450 SF on the second floor is leased until May 1, 2021
- Contact Broker for additional information

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.





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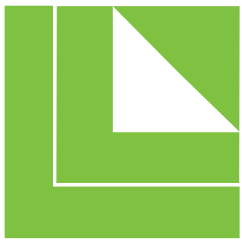
RENT ROLL INFORMATION FOR CURRENT TENANT

Unit	Tenant	Lease Type	Total Useable SF	Common Area Load Factor Allocation (SF)	Total Rentable SF	Lease From	Lease To	Monthly Rent	Annual Rent	Rent /RSF	Escalators	Options
Suite 108	Leased	Gross (Includes Utilities)	1,450	650	2,100	5/1/2019	4/30/2021	\$2,664.38	\$31,972.56	\$15.23	1.5% Annual Increases	1 Year Auto Renewals unless LL or Tenant provides a 75-Day Notice

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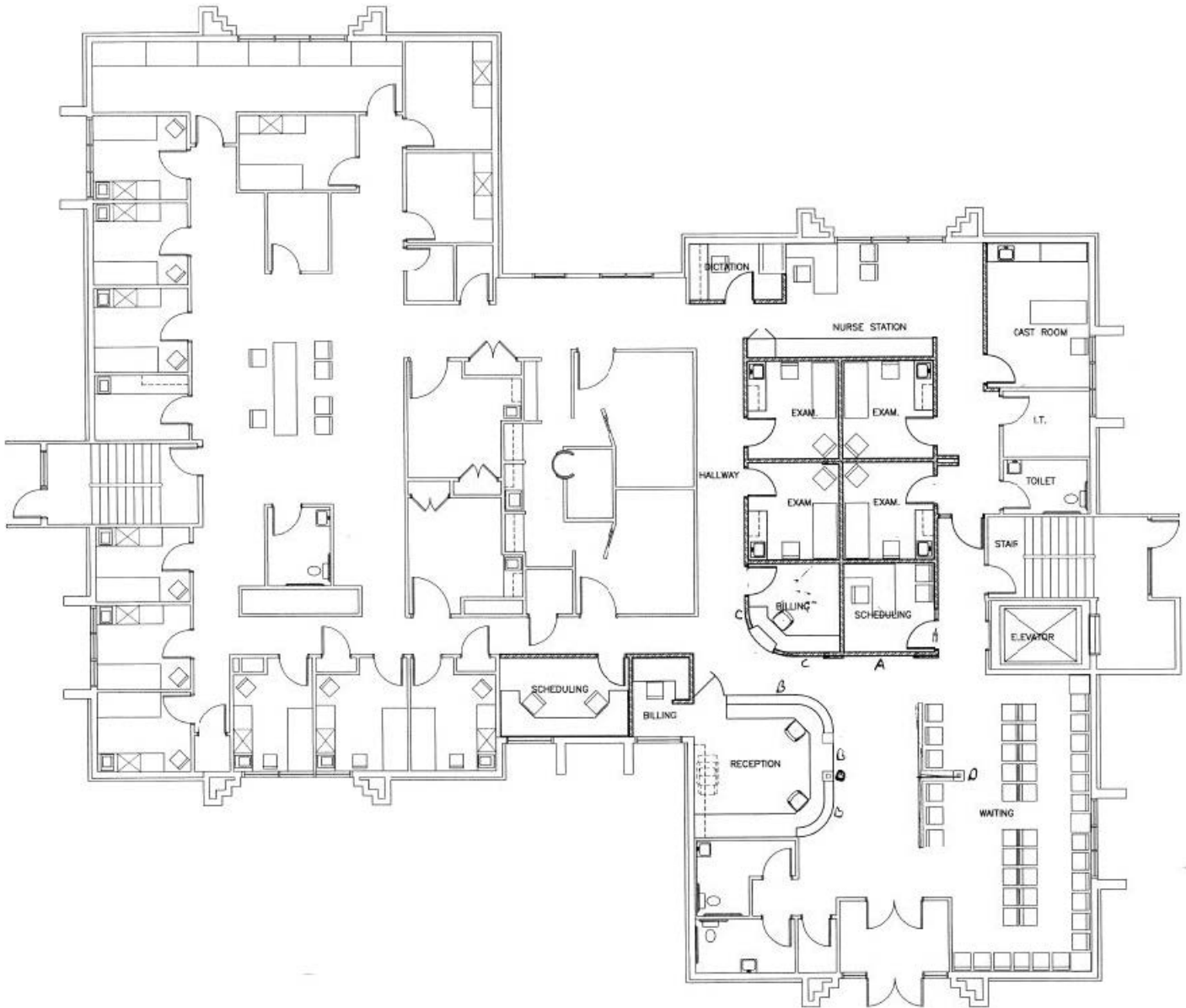
RENT ROLL

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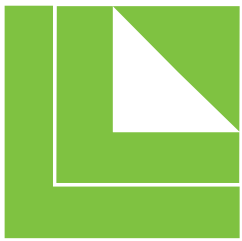
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FIRST FLOOR

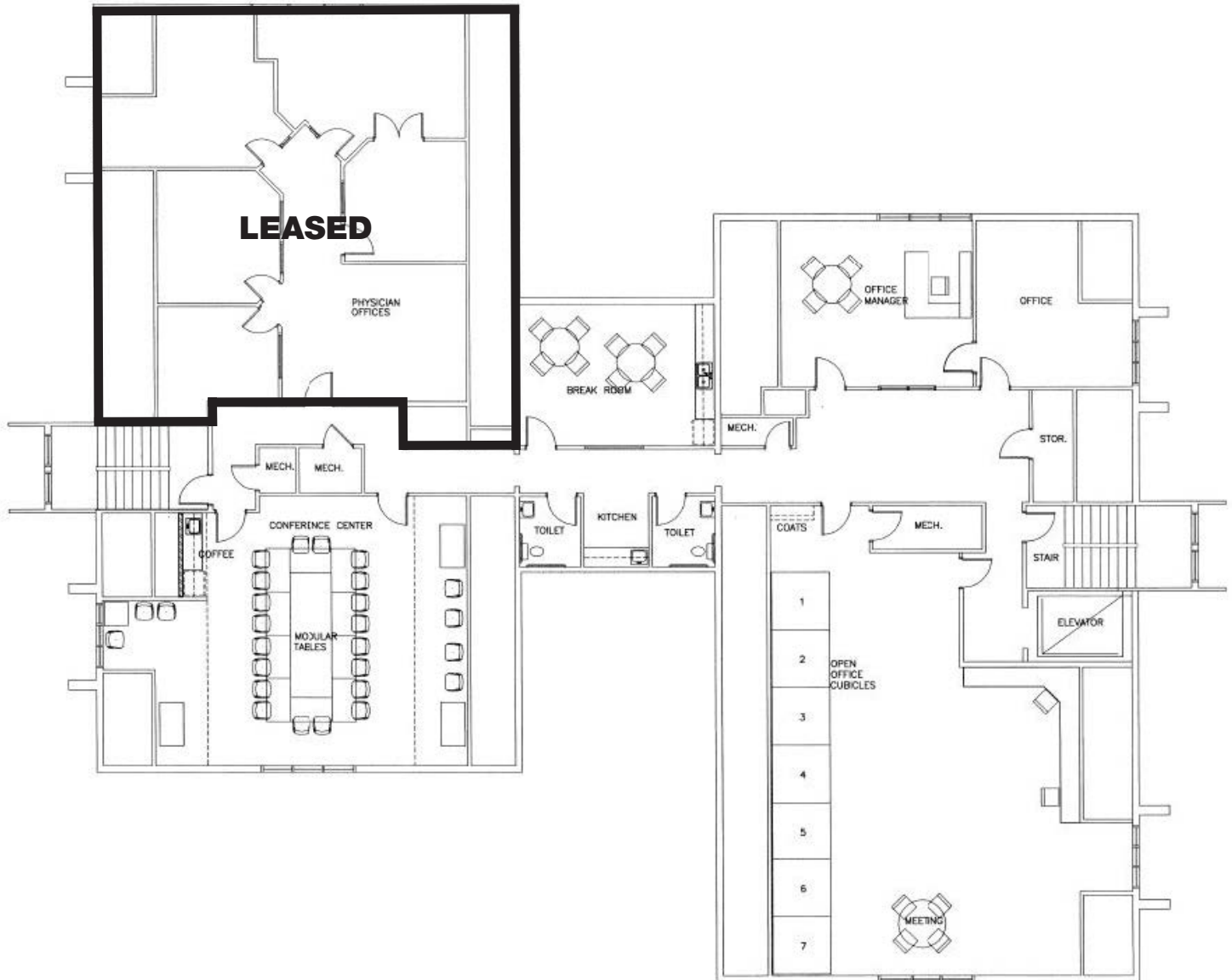
Concept only;
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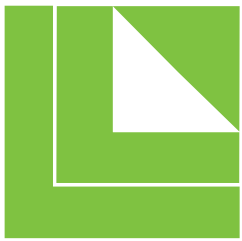
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SECOND FLOOR

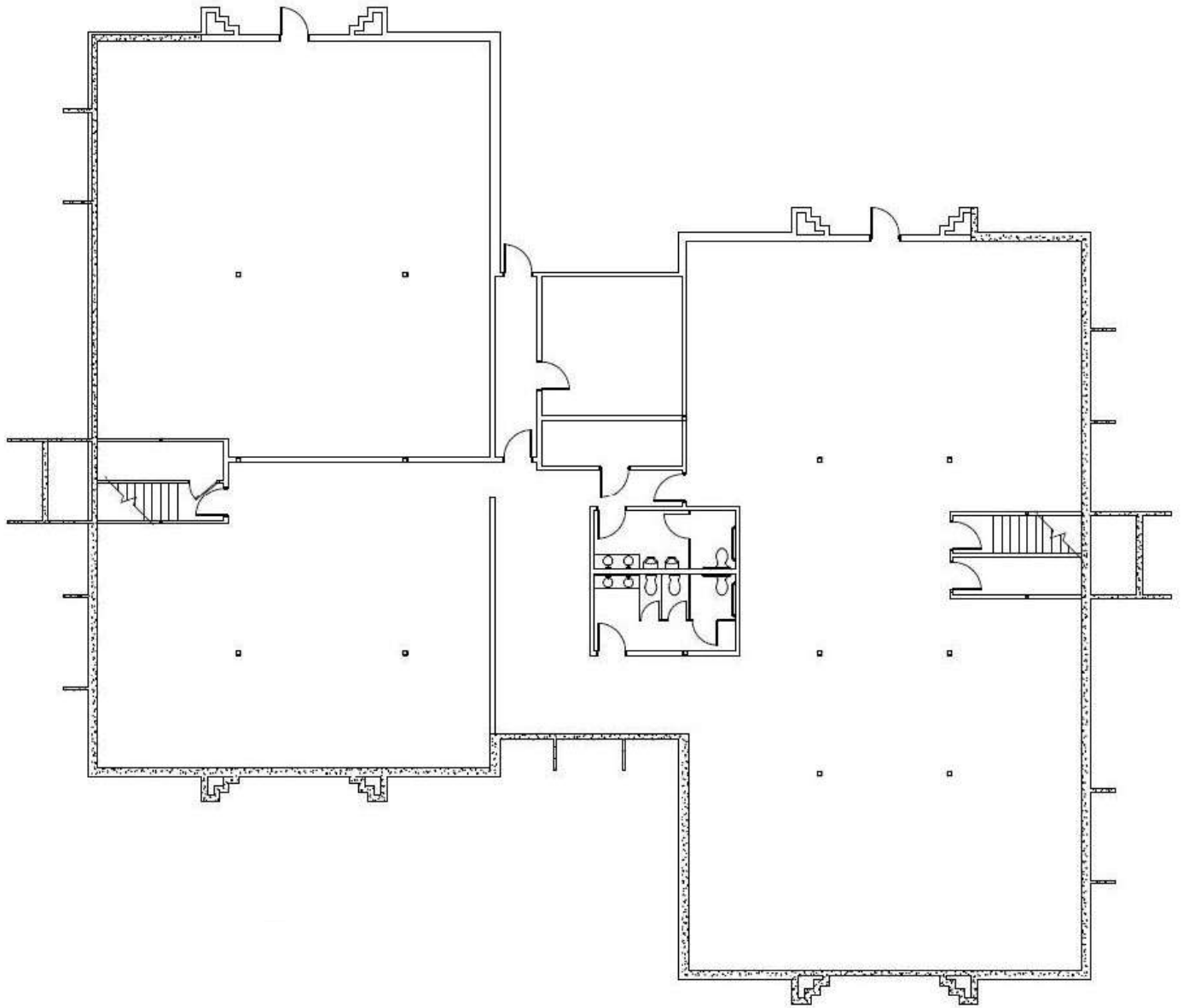
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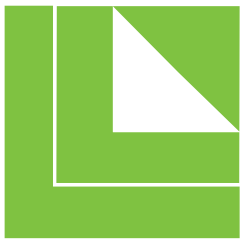
LOWER LEVEL

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MAIN LEVEL

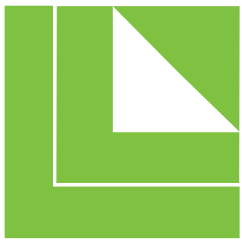
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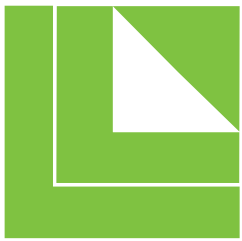


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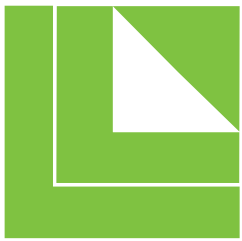


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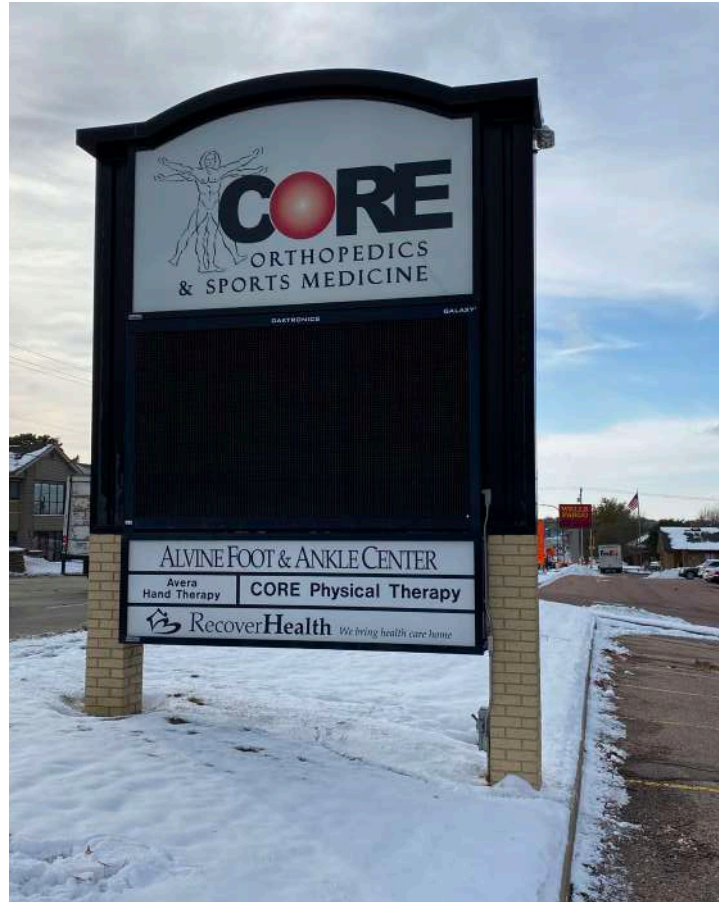
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EXTERIOR PICTURES

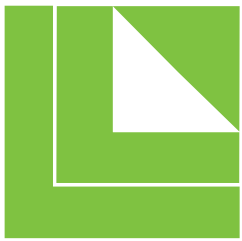
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SITE AERIAL

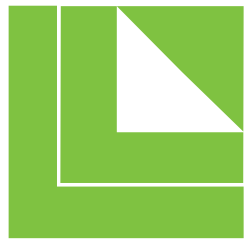
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AREA MAP

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