



RACKET DRIVE OFFICE

49th + Louise

Office Building in Empire Mall Area



4309 South Racket Drive
Sioux Falls, SD 57106



size

Building:
3,050 sqft Main Floor

On-site storage available.
Contact Broker for details.



price

~~Main Floor: \$14 sqft NNN~~

New price: \$12 sqft NNN
(estimated at \$4.00)



location

Site is near the intersection of 49th + Louise Avenue, with nearby access to both Interstate 229 and Interstate 29.



layout

Building includes 7 offices, conference room, technology/file room, break room, restrooms.



details

- Paved on-site parking
- High efficiency heating and cooling system
- Security System
- Highly efficient layout
- Custom craftsman design
- Monument sign in the front and lighted building sign on back



co-tenancy

Simon Empire Mall, Sanford Health Clinic, Sanford Wellness Center, Starbucks, Caribou Coffee, Jersey Mike's Subs, Jimmy Johns, Target, ULTA Beauty, UPS Store.

Information deemed reliable but not guaranteed.



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605.351.5512

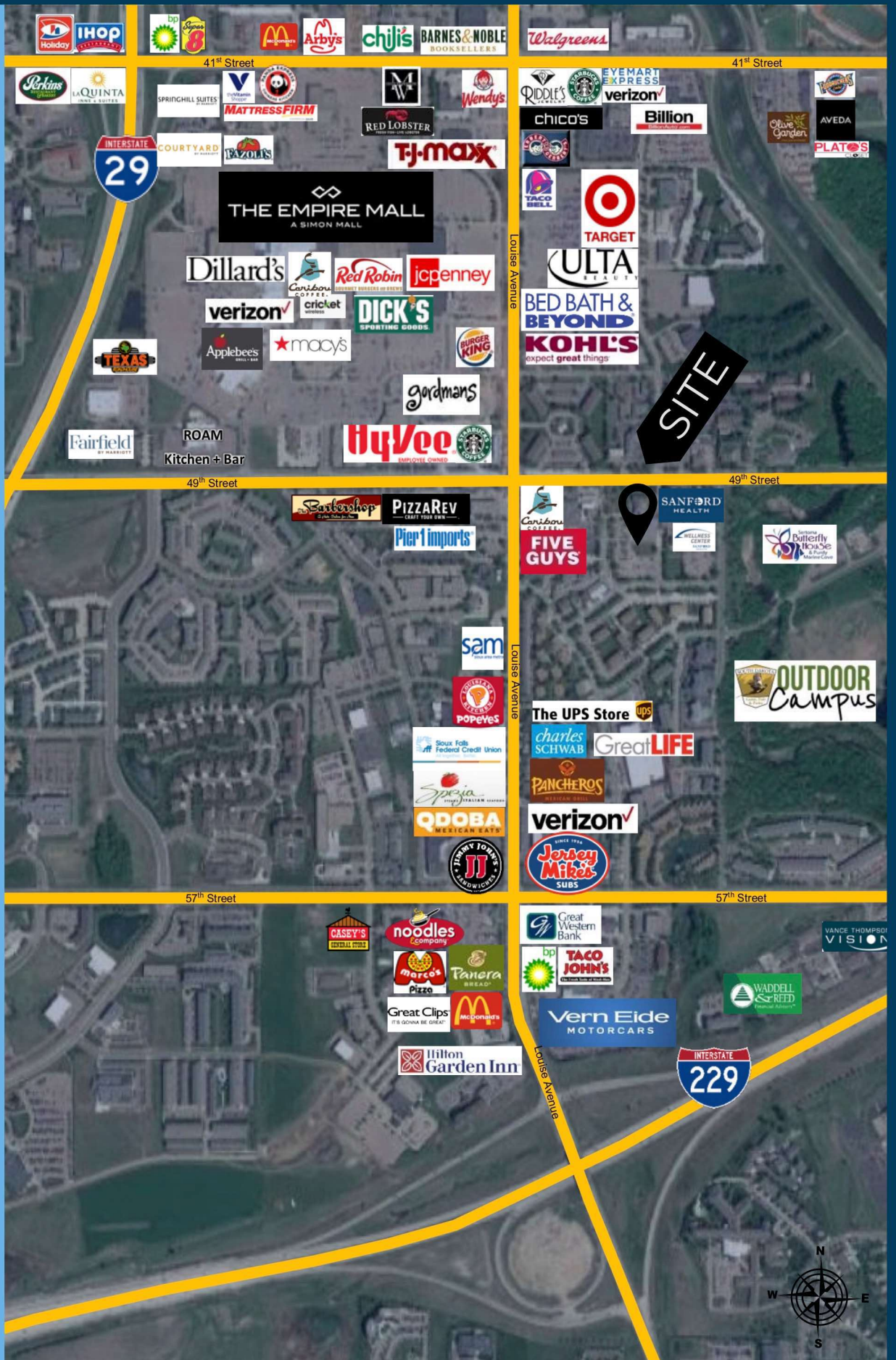
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AERIAL MAP

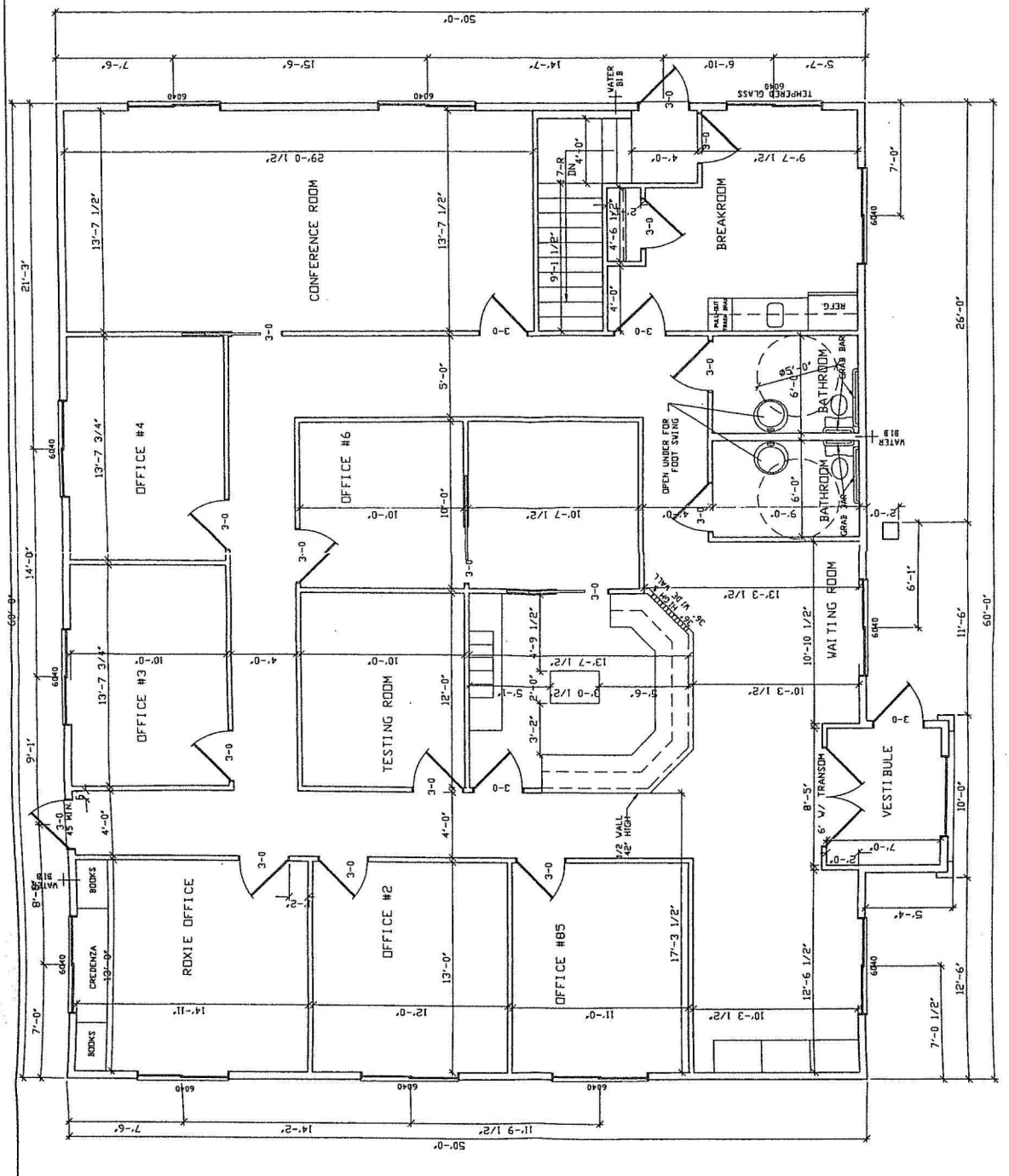


PARCEL MAP



FLOORPLAN

JANET GEORGE
 OFFICE #7 F REV. DATE 1-13-2003
 SCALE 1/4" = 1'-0" 3030 SQ. FT.
 Char's Drafting Service
 FOR A CUSTOM PLAN CALL 335-5903



PROPERTY PHOTOS

