

For Lease
Office Space
Lease Rate: \$18.00/ sq. ft.



Benaiah Office Building

105 N. Krohn Place, Sioux Falls, SD 57103

Property Features

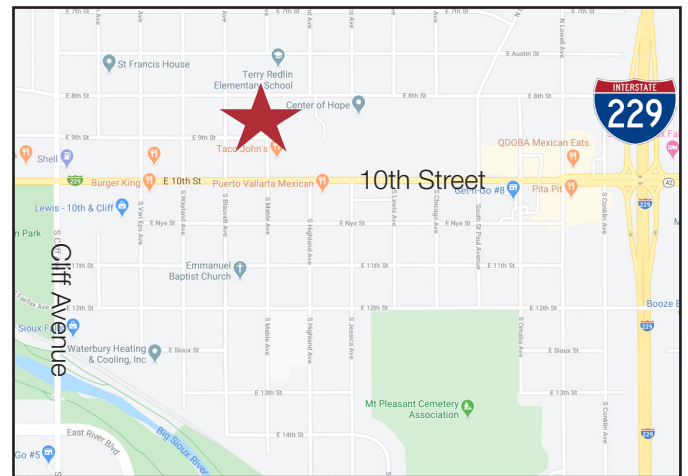
- Suite 1: +/- 6,913 sq. ft.
 - Includes four (4) executive-size offices, large reception area, board room, large training room that may be shared with all building tenants, full kitchen break room for either private or shared use
- Suite 2: +/- 1,693 sq. ft.
 - Includes three (3) executive offices/meeting rooms and a large open area which may be used for executive offices or cubical buildout
- Entire building (13,826 sq. ft.) may also be leased - contact broker for details
- Ample parking, 64 on-site, surface level spaces
- Shared break room
- Shared meeting room
- Elevator
- Mother's room
- Open courtyard area

Pricing

- Lease rate: \$18.00/ sq. ft. full service gross (includes utilities)

Location

- Located on the former CSD campus between E. 10th and E. 8th Streets on N. Krohn Place



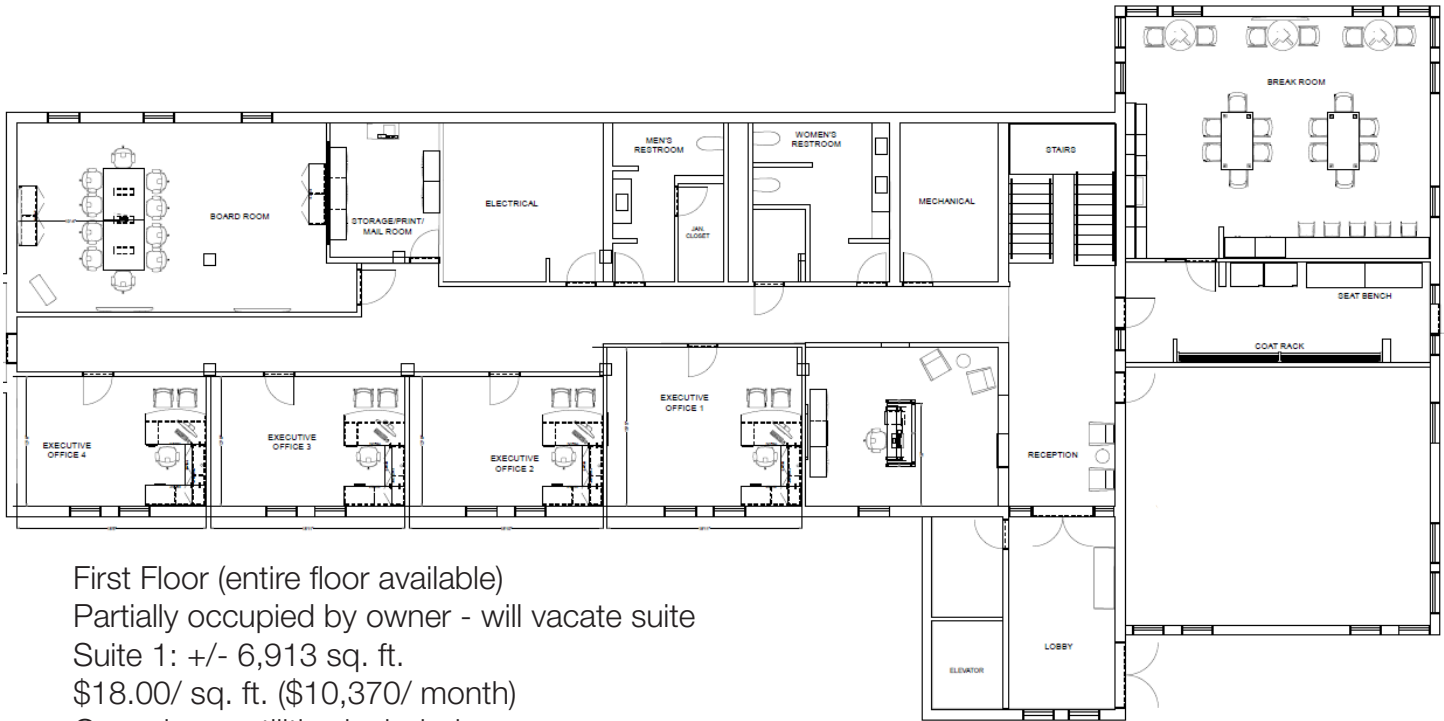
Marcus Mahlen, CCIM

+1 605 444 7116 direct
+1 605 228 9744 mobile
mmahlen@naisiouxfalls.com



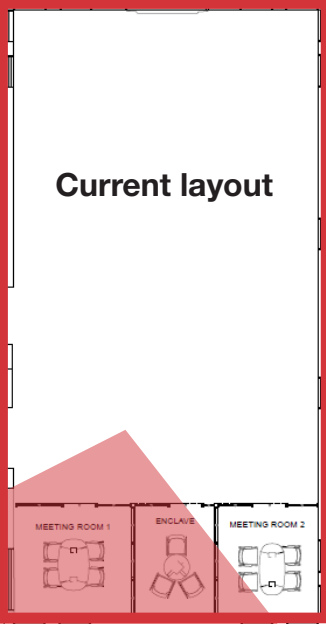
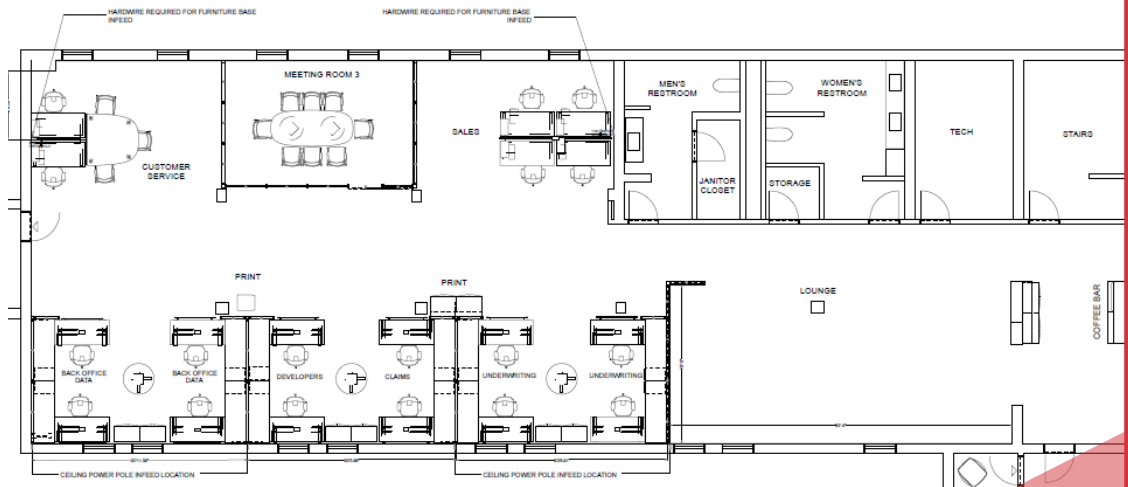
Adam Juhl

+1 605 444 7111 direct
+1 605 366 0293 mobile
ajuhl@naisiouxfalls.com



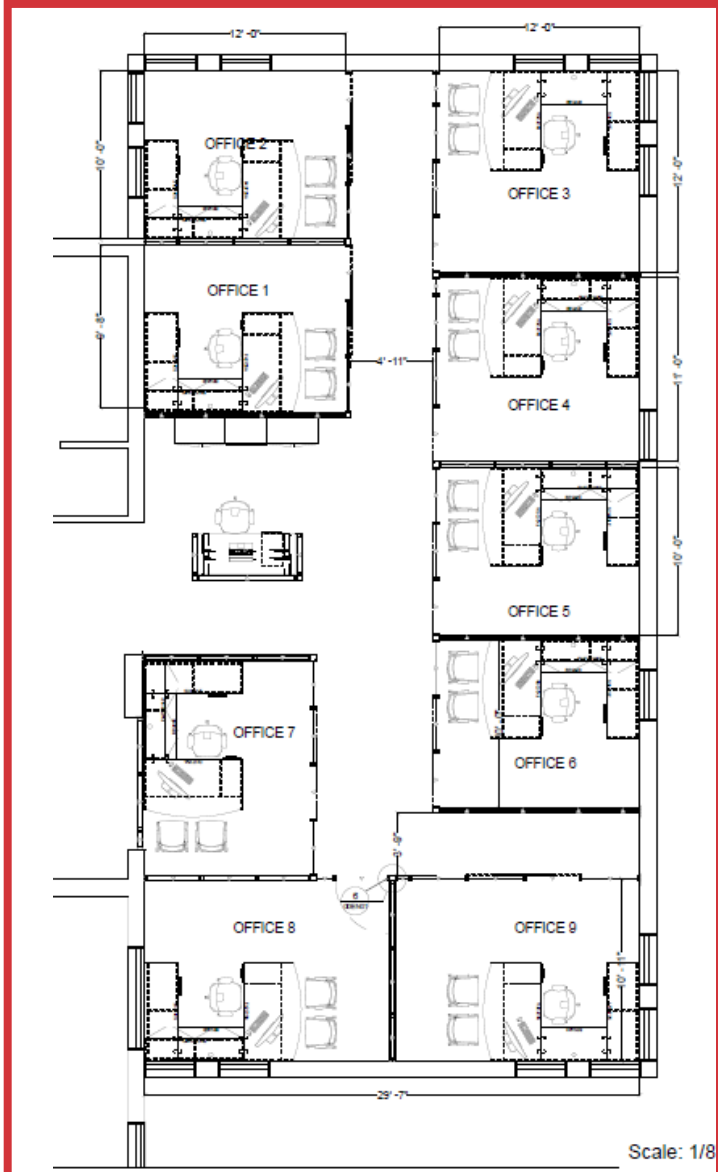
First Floor (entire floor available)
 Partially occupied by owner - will vacate suite
 Suite 1: +/- 6,913 sq. ft.
 \$18.00/ sq. ft. (\$10,370/ month)
 Gross lease utilities included





Second Floor - Single Suite Available
 Suite 2: +/-1,693 sq. ft.
 \$18.00/ sq. ft. (\$2,540/ month)
 Gross lease utilities included

Potential layout



For Lease
Office Building

**Ample Parking
64 surface spaces**

