

**FOR
LEASE
OR
SALE**

AMERICAN CANCER SOCIETY OFFICE BUILDING

4900-4904 SOUTH TECHNOLIS DRIVE SIOUX FALLS SD 57106

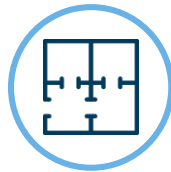


Beautiful Office Building For Lease or Sale



SIZE

4,998 SF
Subdividable



LAYOUT

Reception area, 14 offices
open area for cubicles or
display space, 3
bathrooms, 2
furnace/utility rooms,
storage room & more.



LOCATION

Highly visible on the
corner of W 57th St & S
Technopolis Dr, behind
The Beakon Center &
across the street from
The Village on Louise.



PRICE FOR SALE:

\$995,000.00 Cash

FOR LEASE:

\$16.00 PSF NNN
Estimated 2020 NNN:
\$5.66 PSF



TRAFFIC

2019 Traffic count on
W 57th St between Louise
Ave & Solberg Ave was
18,200 vehicles/day.



NEIGHBORS

Greenberg's Jewelers,
Pomegranate Market,
Waxing the City, Evolve
Fitness, Panera Bread,
Noodles & Co., Minnwest
Bank, Casey's & many
more.

Information deemed reliable but not guaranteed.

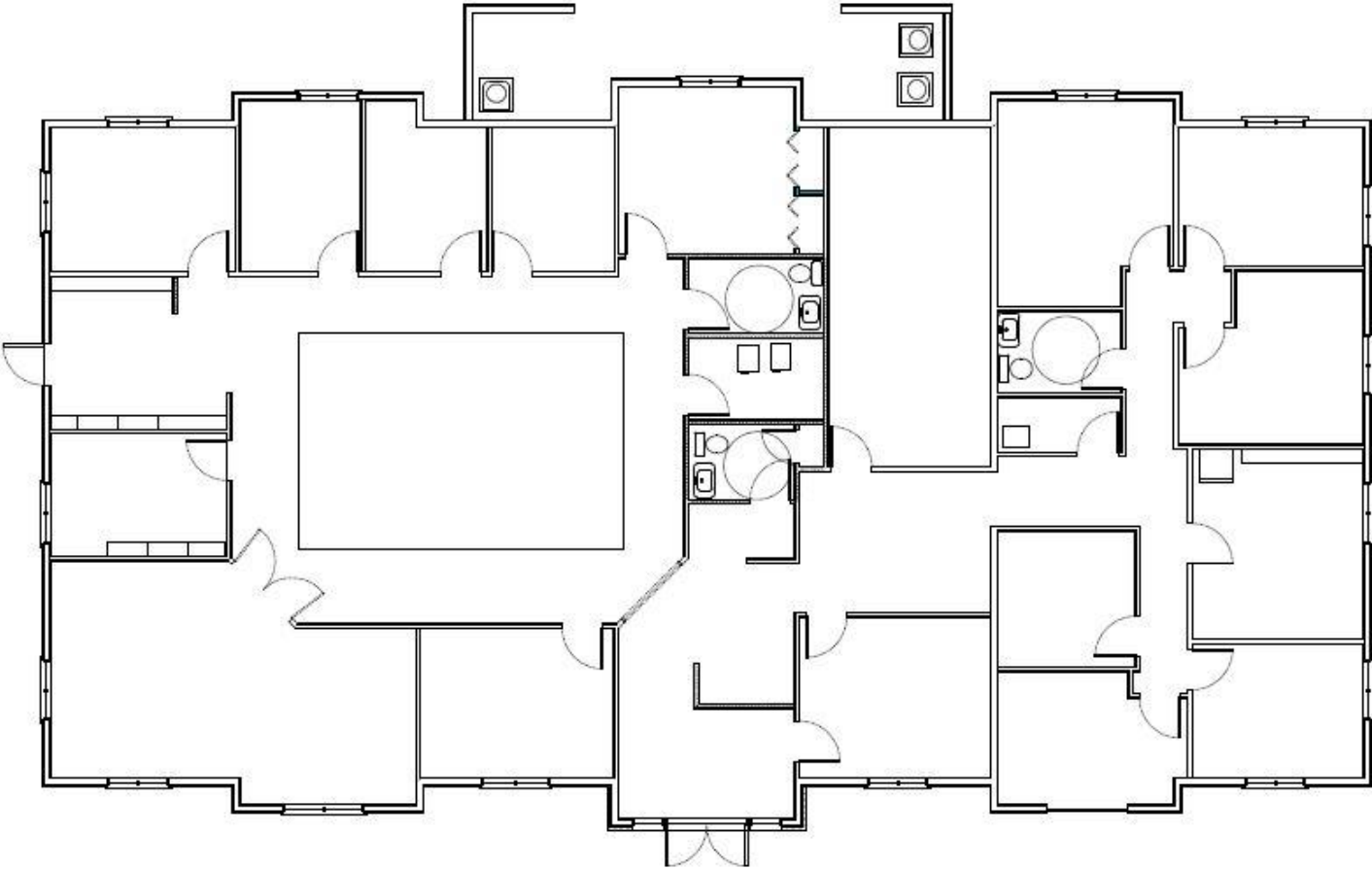
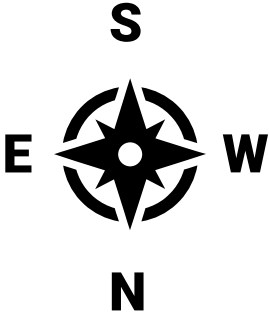


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FLOORPLAN



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AREA MAP



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