



# MEADOWVIEW OFFICE

## 57th + Western

### Small Office Space For Lease



5117 South Crossing Place, Suite 3,  
Sioux Falls, SD 57108



#### size

1,091 sqft



#### price

\$16.00 per foot NNN  
(Estimated NNN: \$6.20)



#### location

This well-appointed office building is located just south of The Bridges development at 57th + Western.



#### sublease

This opportunity is a sublease, expiring in 2024. Landlord is open to signing a new/direct lease.



#### layout

Space is recently built out with 3 executive offices, reception area and storage. Building features common building lobby and common restrooms.



#### co-tenancy

Starbucks, Scooter's Coffee, Flyboy Donuts, Oh My Cupcakes, Holiday, Thompson Law, Eye-Site by Howlin Vision, Cabana Grille, Gunderson's Jewelers

Information deemed reliable but not guaranteed.



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# AERIAL MAP

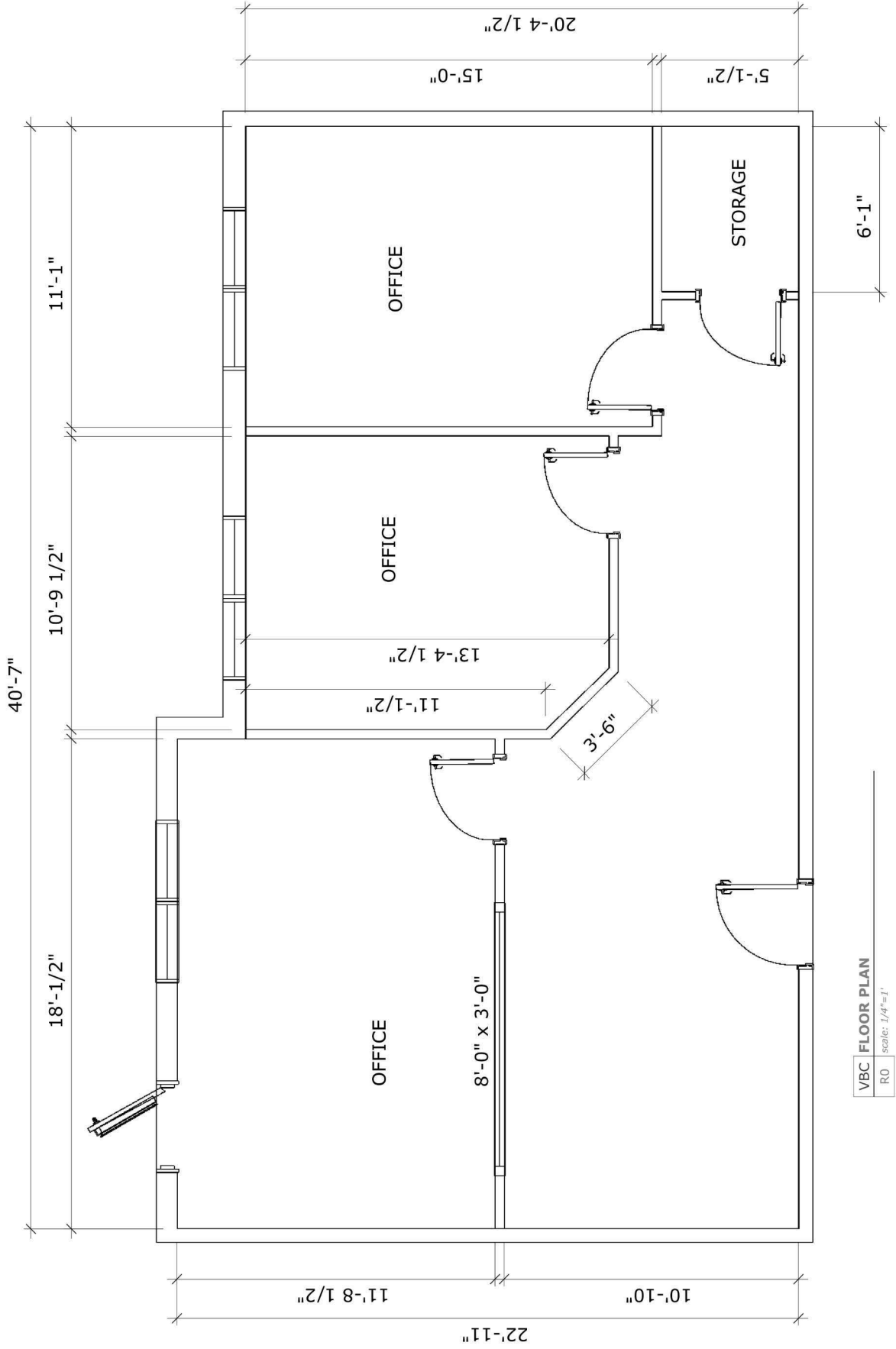




# SITE OVERVIEW



# FLOOR PLAN





PROPERTY PHOTOS

