

For Lease  
Office  
Lease Rate: \$15.85/ sq. ft. NNN



## Nielson Office Spec Building

3920 S. Hawthorne Avenue, Sioux Falls, SD 57105

### Property Features

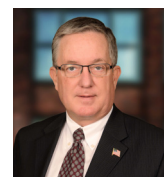
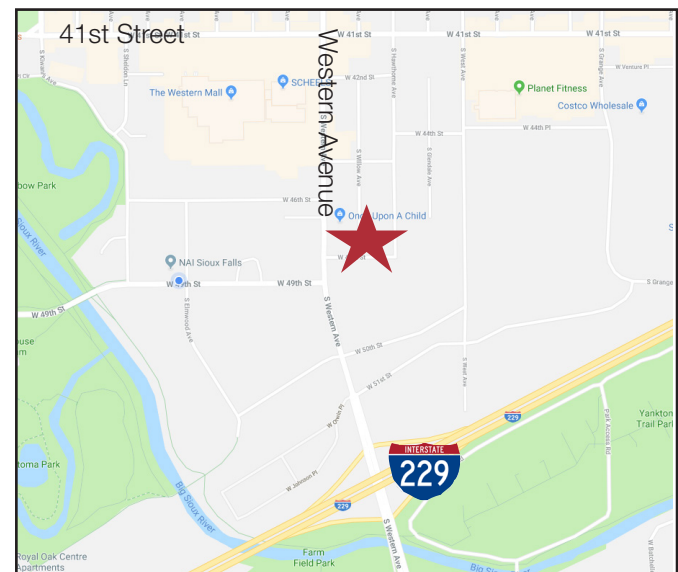
- New construction - enough time to select finishes
- Building size: 4,000 sq. ft.
- Competitive lease rate
- Possible turn key construction, depending on tenant's needs
- Great access
- Ample parking
- Possible overhead garage door

### Pricing

- Lease rate: \$15.85/ sq. ft. NNN

### Location

- Located between 41st & 49th, just east of Western Avenue
- Area neighbors include: Western Mall, RedRossa, Scheel's, HuHot, Mattress Firm, Graham Tire, Once Upon a Child

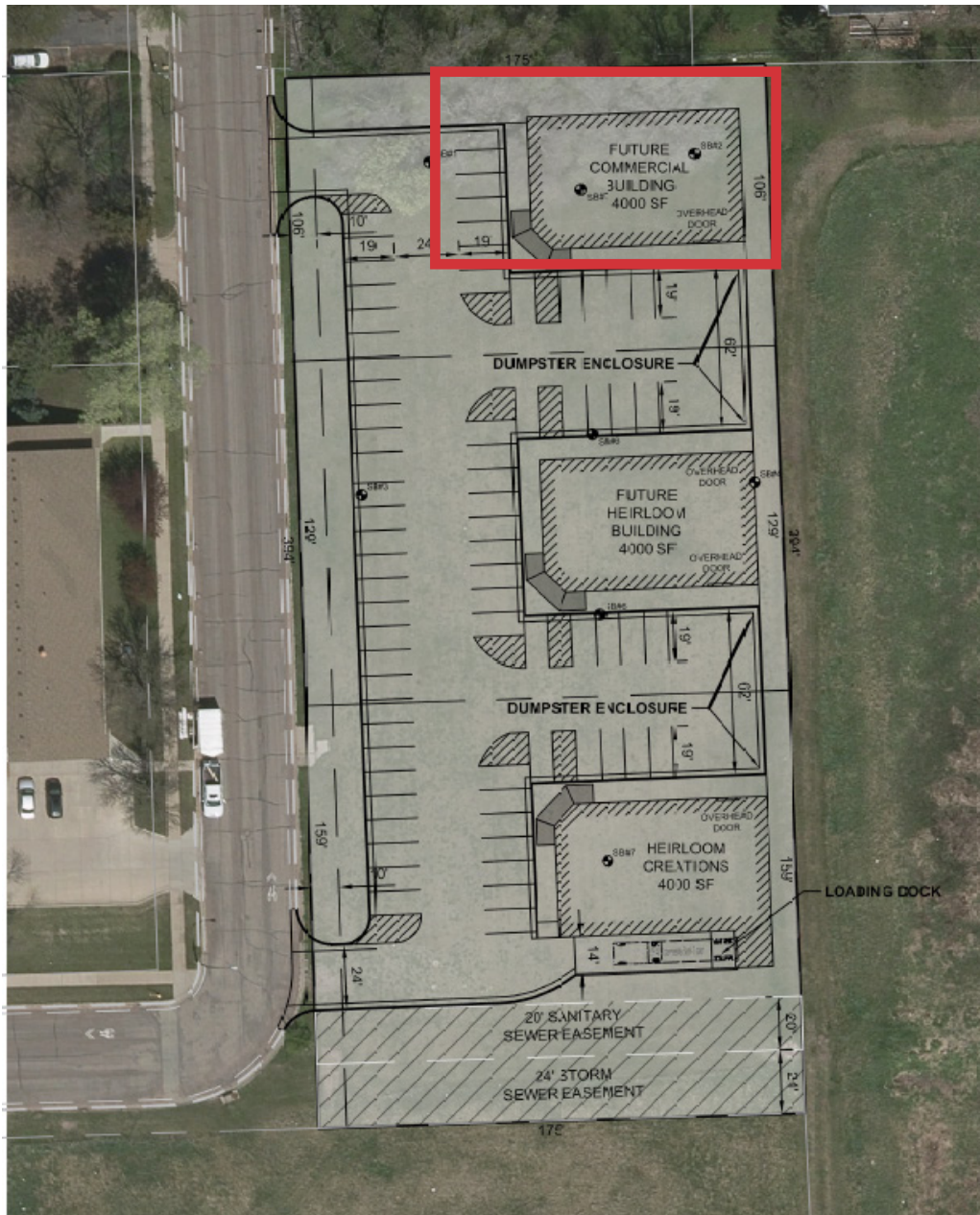


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For Lease

Office/ Retail





For Lease  
Office/ Retail Space

