

For Lease

## Office Space

Lease Rate: \$10.50 - \$11.50/ sq. ft. NNN  
3,726 - 7,976 sq. ft.



## Tzadik Building

600 S. Cliff Avenue, Sioux Falls, SD 57104

### Property Features

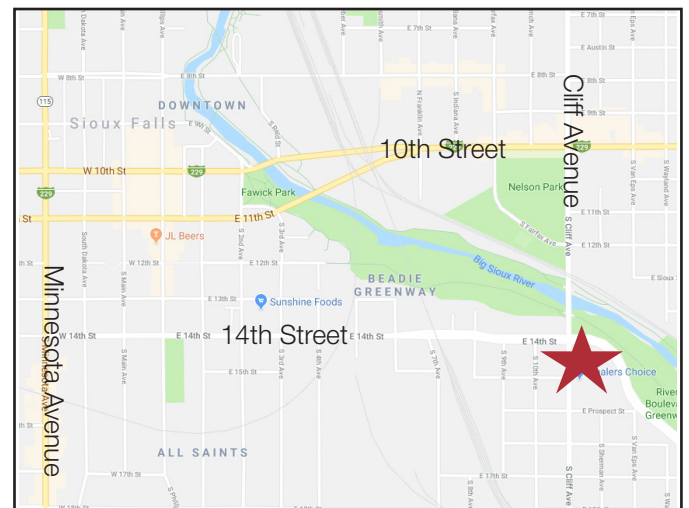
- Space A: 3,726 sq. ft.
- Space B: 4,250 sq. ft.
- A & B Combined: 7,976 sq. ft.
- Space C: 4,468 sq. ft.
- **Building owner will occupy 1/2 of space, tenant can choose which suite they prefer**
- 70+ paved, on-site parking spaces
- Monument and building signage

### Pricing

- Individual space lease rate: \$11.50/ sq. ft. NNN
- Single tenant lease rate: \$10.50/ sq. ft. NNN

### Location

- Located on the southeast corner of the Cliff Avenue and 14th Street intersection
- Area neighbors include: BP Get n' Go, Sioux Falls Federal Credit Union, Hagen Chiropractic, The Fire Emporium Inc., Avera Health



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### Adam Juhl

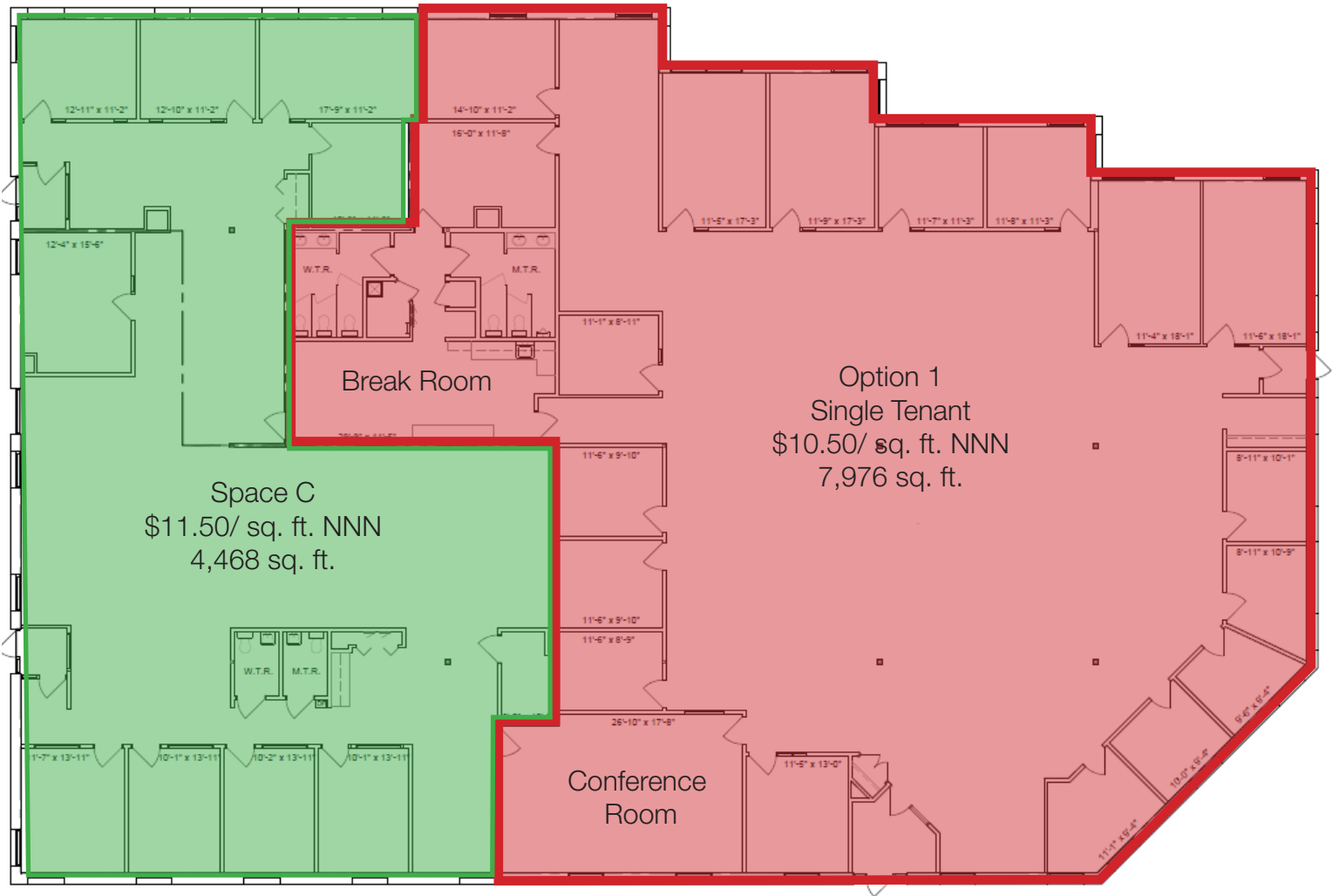
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For Lease  
Office Building



**Option 1  
Single Tenant**

For Lease  
**Office Space**

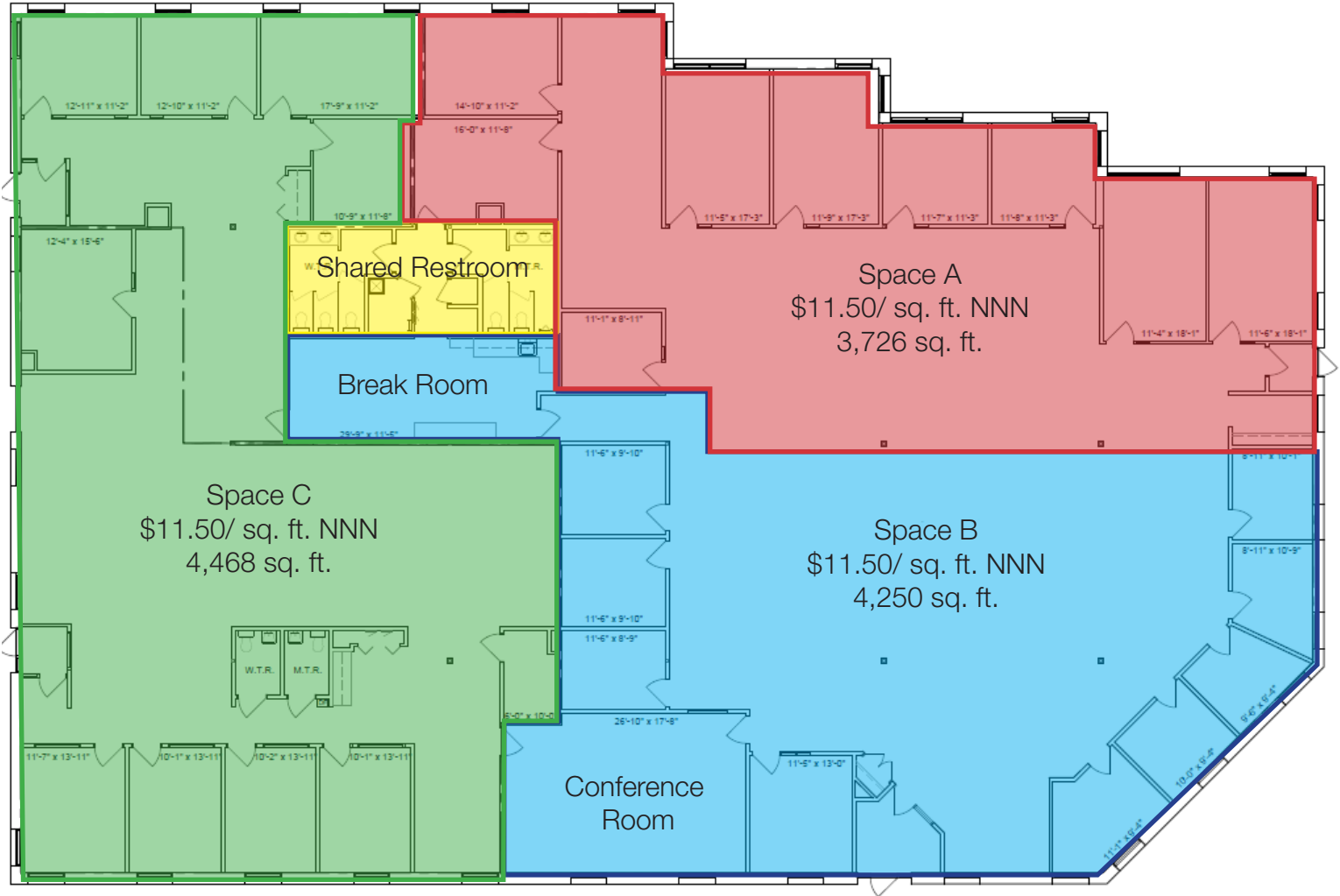


- Availability negotiable
- Monument signage
- Building signage
- Break room
- Conference room



**Option 2  
Multi-Tenant**

For Lease  
**Office Space**



- Shared restrooms
- Availability negotiable
- Monument signage



For Lease  
**Office Building**

