# **N**Sioux Falls

# 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.
- <u>Building owner will occupy 1/2 of space,</u> 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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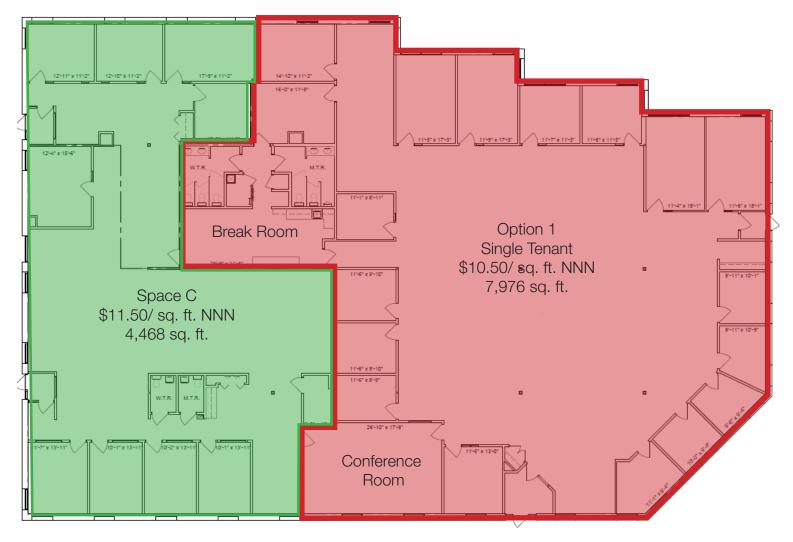


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Option 1 Single Tenant

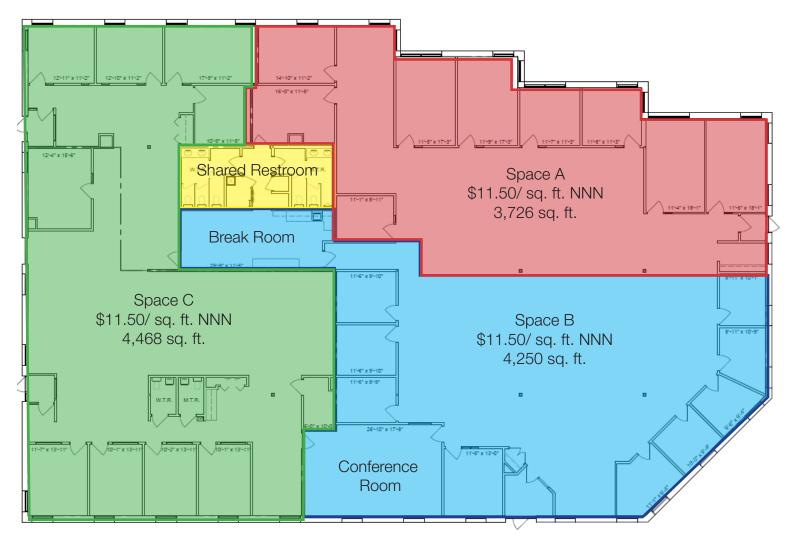


- Availability negotiable
- Monument signage
- Building signage
- Break room
- Conference room









- Shared restrooms
- Availability negotiable
- Monument signage







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