



BROOKS CROSSING

East 57th Street

Brand New Office Building



5048 East 57th Street
Sioux Falls, SD 57110



size

Suite A: 2,508 sqft
Suite B: 2,478 sqft

Suites can be combined
for a total: 4,986sqft



price

\$15.75 per foot (NNN)



location

High-profile location in the Brooks Crossing professional row on 57th Street between Sycamore Avenue and Highway 100.



layout

Each suite will be built out with 6 offices, conference room, receptionist area, two work spaces, kitchenette and restrooms.



traffic

57th Street:
11,500 cars per day
Highway 100:
12,500 cars per day
Sycamore Avenue:
8,300 cars per day



co-tenancy

Barrel House, Flyboy Donuts, Fareway Meat + Grocery, Scooter's Coffee, The Attic, B&G Milky Way, Anytime Fitness, KoKo Fit Club, Get-N-Go (proposed), Harmodon Park

Information deemed reliable but not guaranteed.

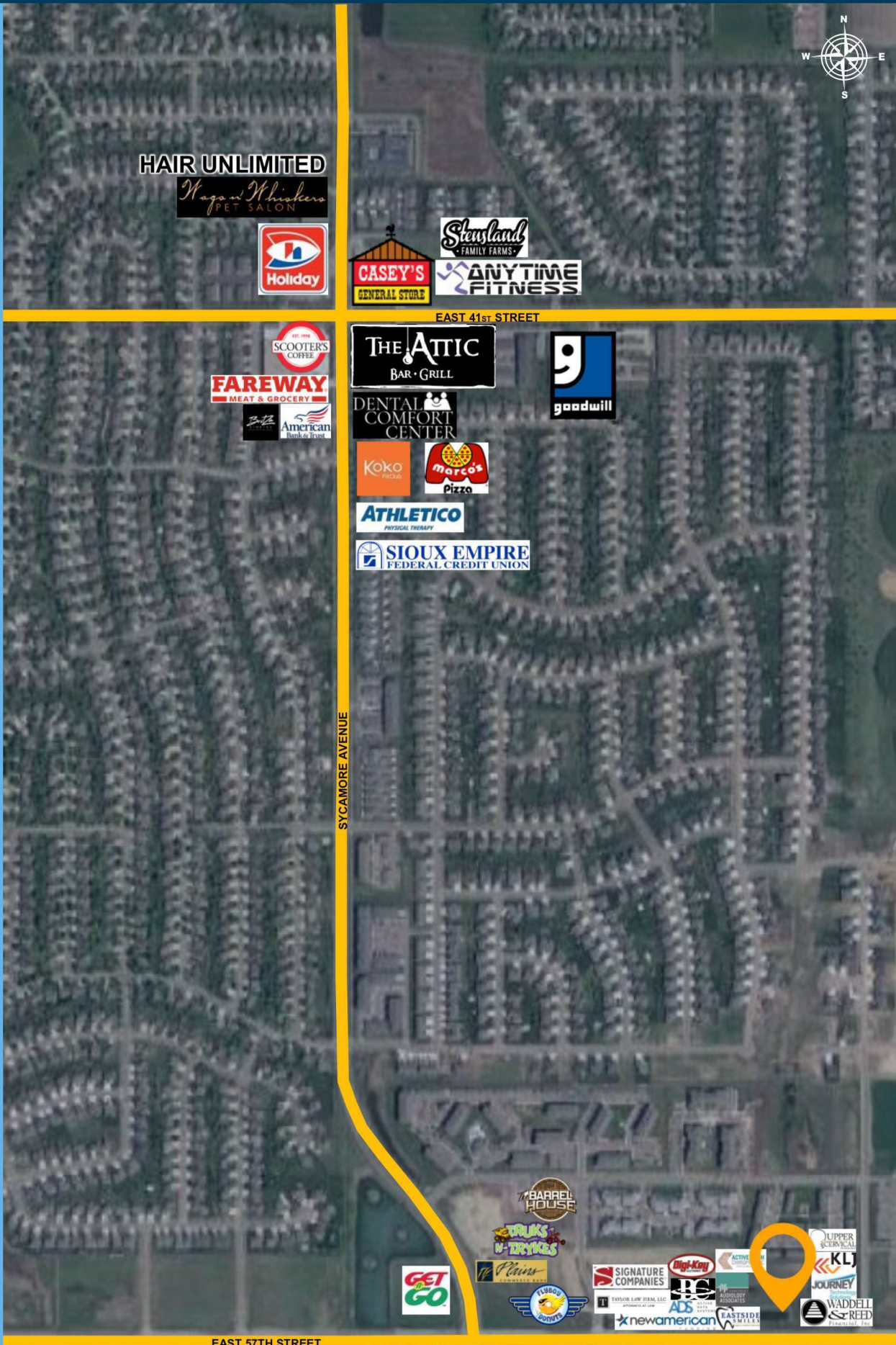


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AREA MAP



HAIR UNLIMITED
Wags n Whiskers
PET SALON



EAST 41ST STREET

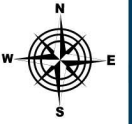
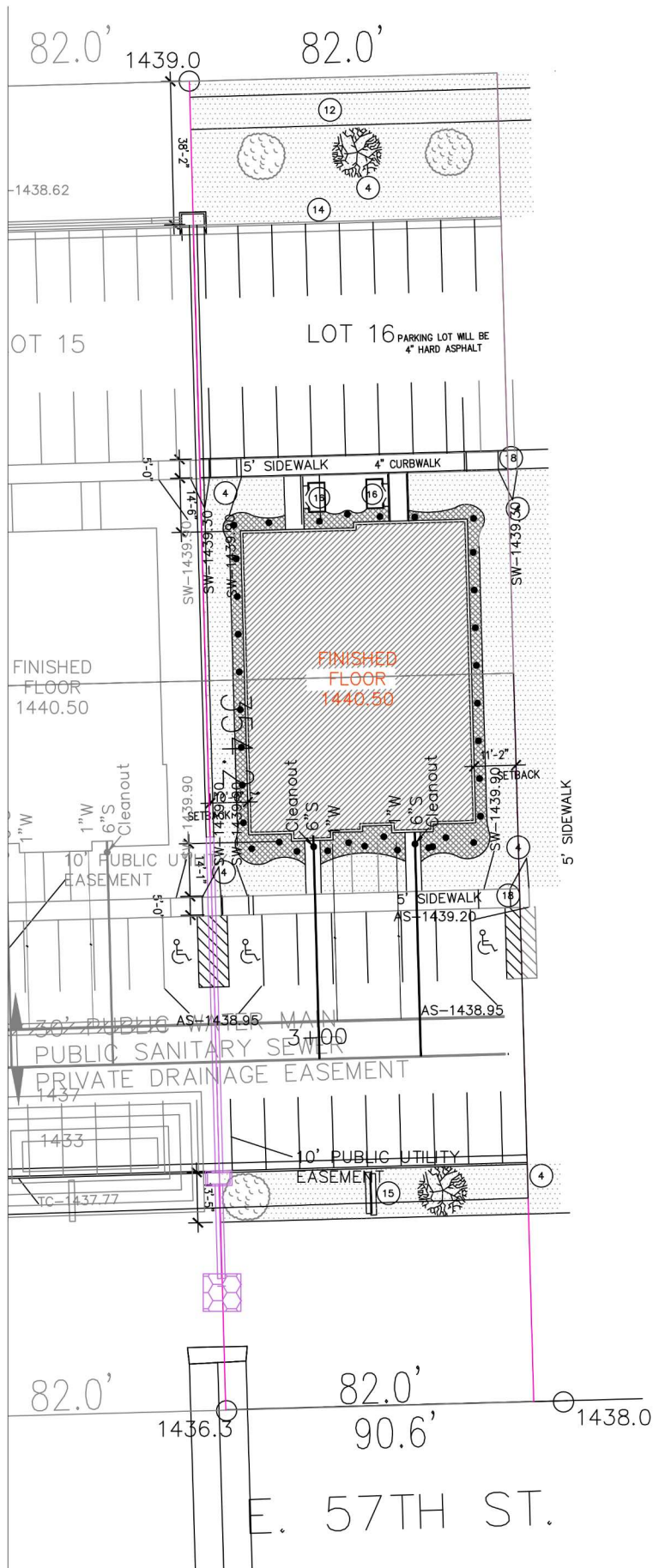


SYCAMORE AVENUE

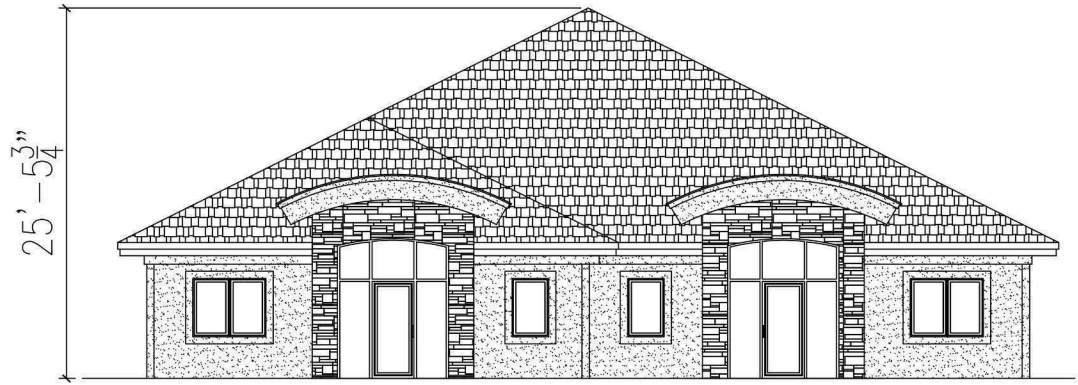
EAST 57TH STREET



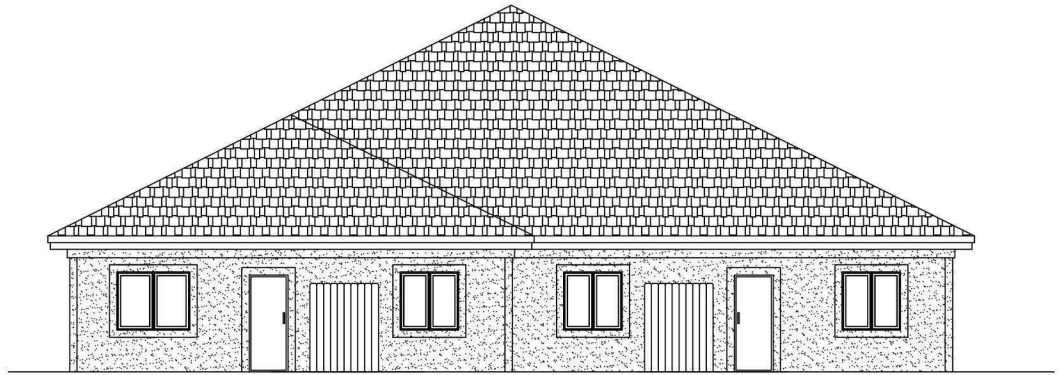
SITE PLAN



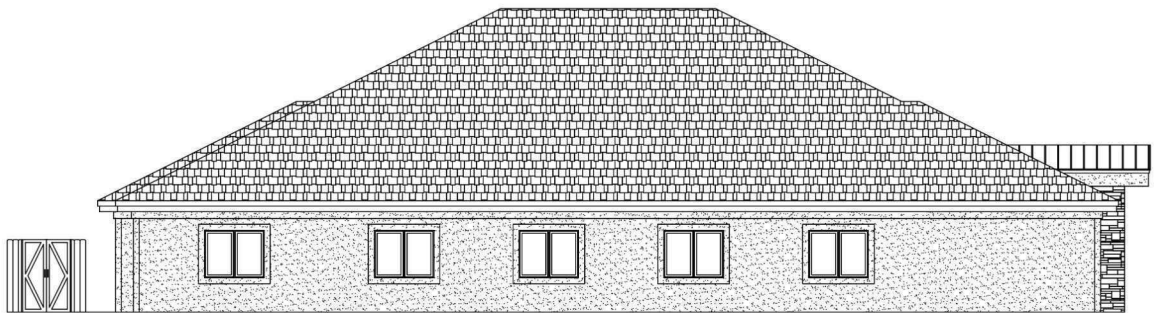
EXTERIOR ELEVATIONS



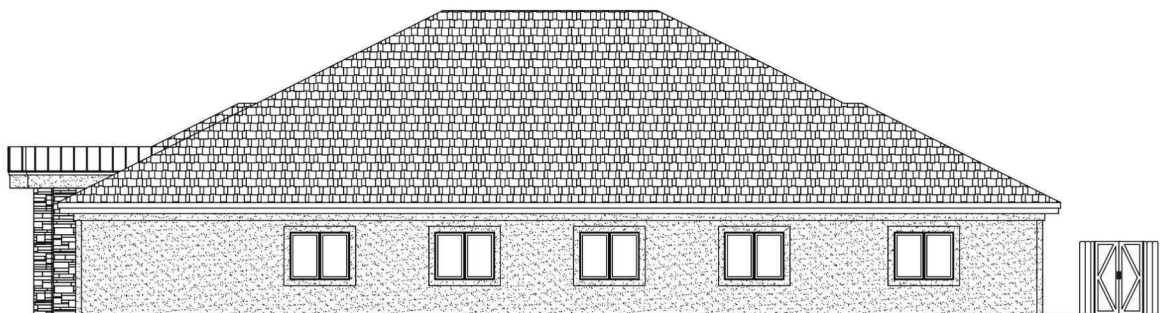
FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

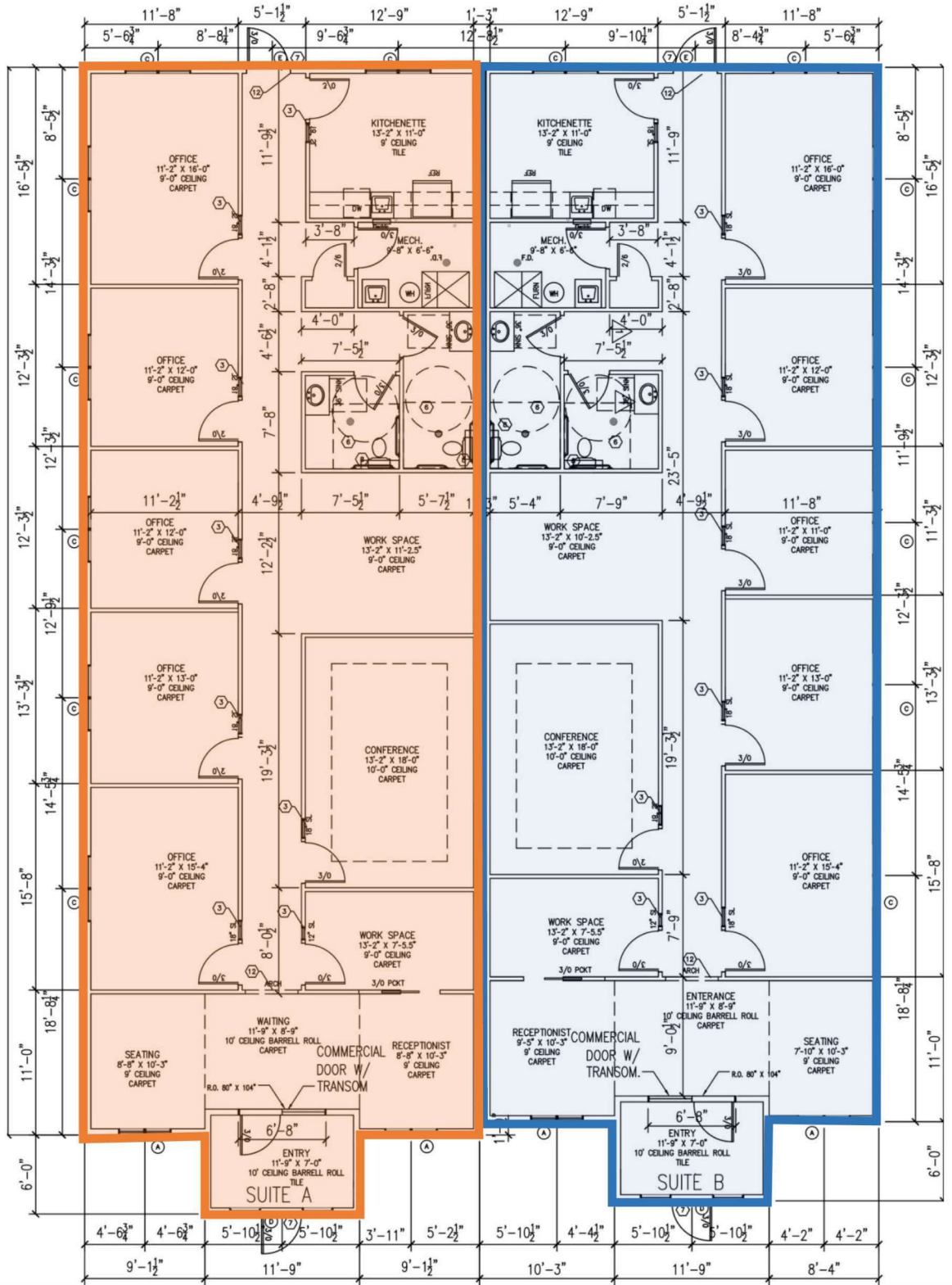


LEFT ELEVATION
SCALE: 1/8"=1'-0"

Suite A : 2,508 sqft (orange)
 Suite B : 2,478 sqft (blue)

Suites can be combined for a
 total area 4,986 sqft

FLOOR PLAN



PROPERTY PHOTOS

