



# CAREER CROSSING

## 1800-sqft Retail Space For Lease



AVAILABLE



4101 West Benson Road  
Sioux Falls, SD 57107



### size

1,800 square feet



### price

\$16 per foot NNN

Estimated NNN = \$2.65



### location

Career Crossing retail centre is located in close proximity to the Thelin Business Park, Southeast Tech, University Center and the Sanford Sports Complex.



### t.i.a.

Landlord is offering \$25 per foot as a Tenant Improvement Allowance, with acceptable Lease terms.



### parking

The centre has 61 parking spaces.

(36 spaces required.)



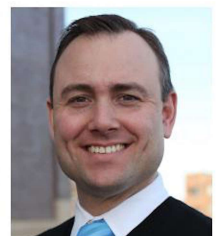
### co-tenancy

Subway, Year Round Brown, GreatLIFE, Midco Corporate Headquarters, esurance, First Premier, Sanford Pentagon, First Adventure Learning Center.

Information deemed reliable but not guaranteed.



5800 South Remington Place #100  
Sioux Falls, South Dakota 57108  
VBClink.com | 605.361.8211



605.376.0127  
Ryan.Tysdal@VBClink.com



UNIVERSITY CENTER

Pending Development 2018

PENTAGON SANFORD

SITE

Benson Road

Career Avenue

SUBWAY

First Adventure First Premier Bank

First PREMIER Bank PREMIER Bankcard

GreatLIFE

MIDCO

INTERSTATE 29

THELIN CENTER APARTMENTS

technology heights

esurance

Falls Park Apartments

FIS

TRACO Medical

JCL Solutions

Tiger CORPORATION

TSE

Butler CAT

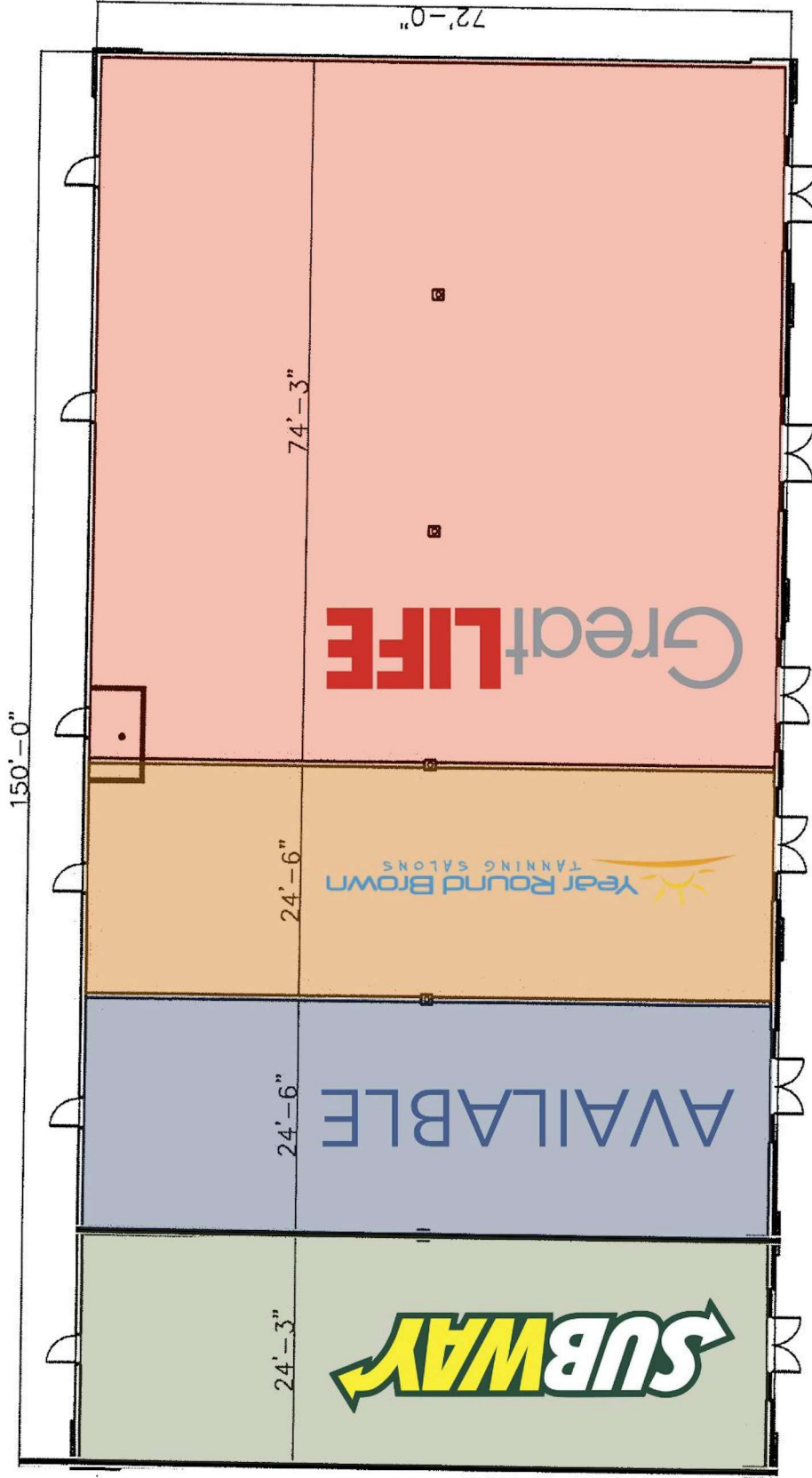
CONCORDANCE HEALTHCARE SOLUTIONS

SONIFI

RDO EQUIPMENT CO.

SOUTHEAST TECH

# FLOOR PLAN



CAREER CROSSING FLOOR PLAN (10,800 S.F.)



Property Photos



# SITE PLAN

