

# FOR SALE OR LEASE: PROFESSIONAL OFFICE BUILDING

**1200 N West Avenue  
Sioux Falls, SD 57104**



<b>AVAILABLE:</b>	16,288 SF
<b>SALE PRICE:</b>	\$1,500,000.00
<b>TERMS:</b>	CASH
<b>LEASE PRICE:</b>	\$10.00 PSF
<b>TERMS:</b>	NNN
<b>TAXES:</b>	\$27,482.29



**For more information,  
please contact:**

**Kristen Zueger, SIOR**

p: 605.271.2234

c: 605.376.1903

e: [Kristen@VBCLink.com](mailto:Kristen@VBCLink.com)



**VanBuskirk**  
COMPANIES

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

## PROPERTY INFORMATION

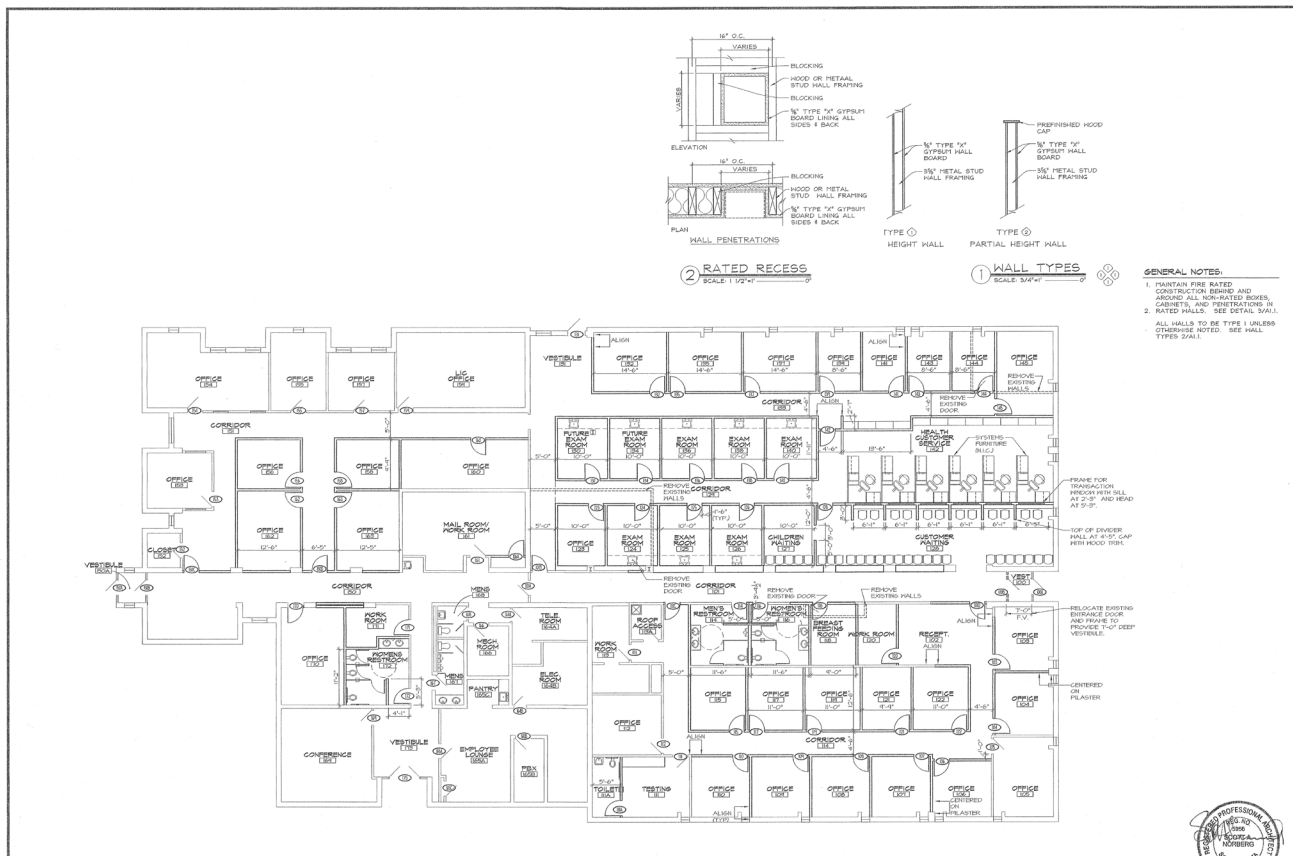
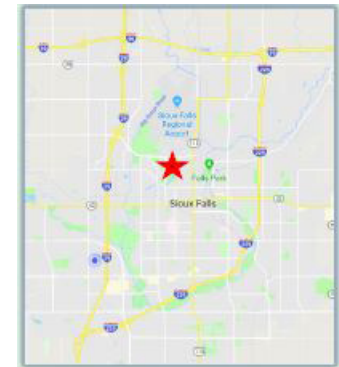
- This 16,288 SF building is located on 45,150 SF of land located directly across from the Sheraton Hotel and Sioux Falls Arena/Convention Center.
- On-site parking includes 41 spaces, with additional street parking available. Current shared parking with Ramada may need to be renegotiated.
- Building has multiple offices, boardroom, classroom, kitchenette, and men's and women's restrooms.
- Mature landscape adds to the unique and stately building entrance.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: [VBCLink.com](http://VBCLink.com)

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1200 N West Avenue  
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Floor Plan  
 Department of Health  
 Sioux Falls, South Dakota

architectural interiors  
 1200 N West Avenue  
 Sioux Falls, SD 57104  
 (605) 376-1903  
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Project Number:  
 0310301  
 Scale:  
 Varies  
 Project Date:  
 12-20-2003  
 Revision Date:  
 Drawn by:  
 jll



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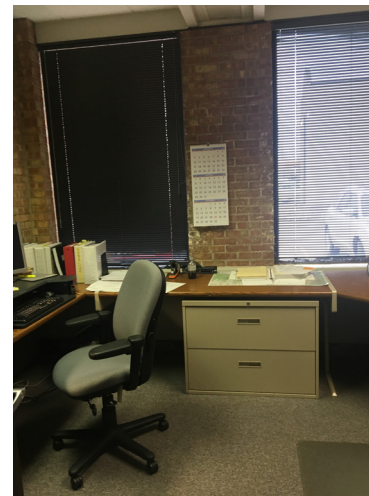
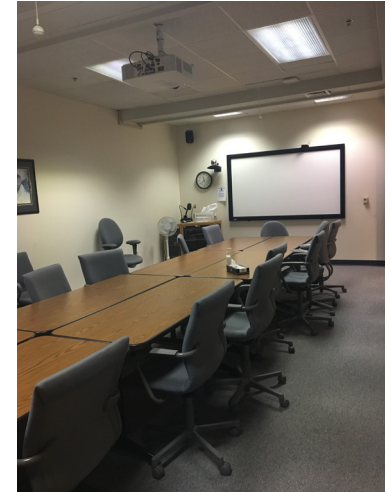
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## INTERIOR PHOTOS



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## BUILDING PHOTOS

VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



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