

# For Lease: Office Space

1600 E. 10th St., Sioux Falls, SD



Space Size: 1,585 sq. ft.

Lease Price: \$16.00 NNN,  
Est. NNN \$3.15 sq. ft.

Layout: 4 private offices,  
large open front area

Zoning: C-2

Traffic Count: 22,700

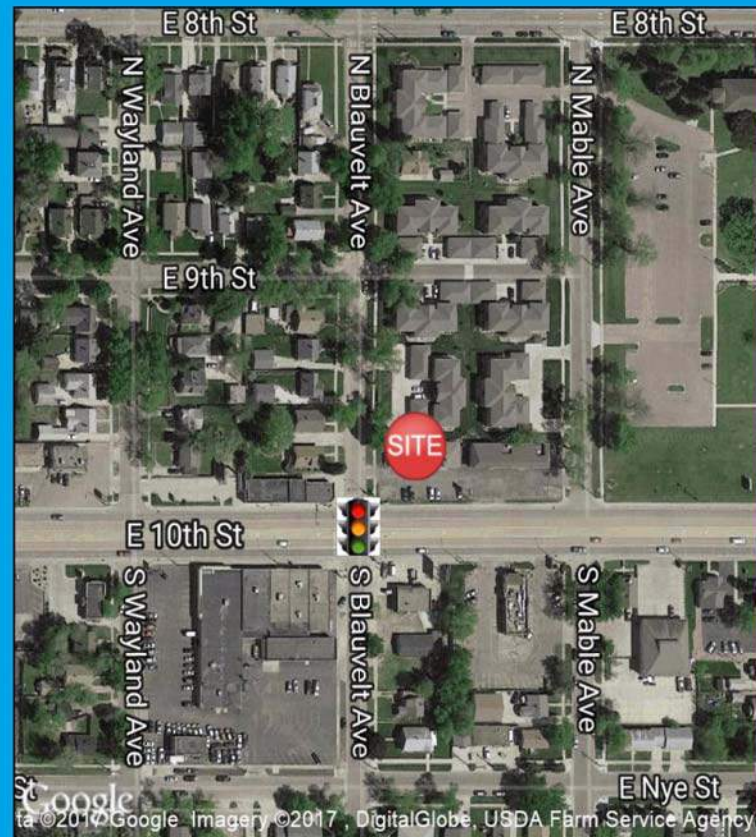


Office Space with retail visibility & signage!

- \*Move-in ready office suite
- \*Private Entrance on west side
- \*Ample parking
- \*Breakroom in suite
- \*Signalized corner for easy access
- \*Building freshly painted

Co-tenants include: Ness Tax and The Smoke Shop.

Other area businesses include: Lewis Drug, Great Life, Taco John's, Burger King and lots more.



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Member



\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed



# PHOTOS



Pylon Signage



COMMERCIAL REAL ESTATE

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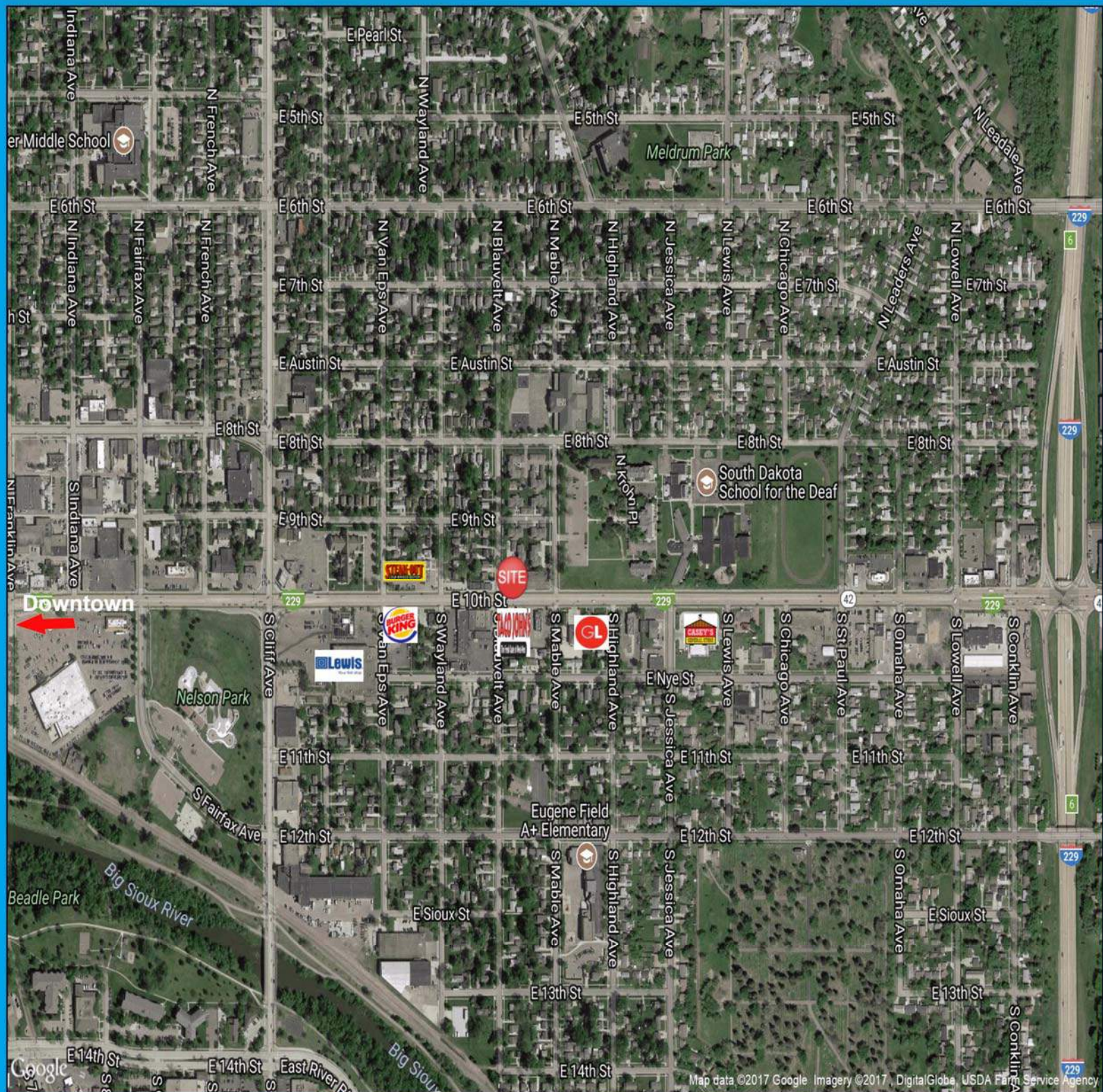
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# AERIAL



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