

## OFFICE SPACE

# FOR LEASE



Space Size\*: 1056 sq. ft.

Pricing: \$1,100/mo. NNN  
NNN charges Approx.: \$2.65/sf

Comments: Professional office space with many custom features. Currently built out for medical, used as a chiropractic space for over 20 years.

- Good Minnesota Ave Street Visibility
- Pylon Signage on Minnesota Ave
- Parking in front & rear of building

**Address: 427 N. Minnesota Ave**

**Narrative:** This professional office building is right across the street from the Minnehaha County Courthouse in the resurgent area of Downtown. At the corner of 5th and Minnesota Ave. Great street signage. Existing floorplan shows an efficient floorplan use for medical. Other floor plan options may be considered. **Current tenants:** - Nichols & Rabuck Law Firm, Miller, Palmer legal offices.

**\*\* Owner is a licensed SD Real Estate Broker**



*Innovative Real Estate Solutions*

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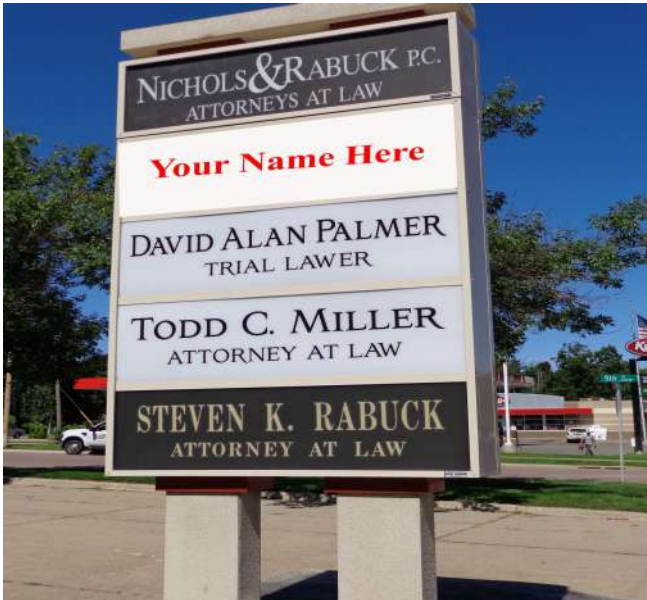
**CCIM**  
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Member

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**SITE SOURCE**  
RETAIL BROKER NETWORK

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# ADDITIONAL PHOTOS



Entryway/ Reception Area



Built-ins for Receptionist



Private Office

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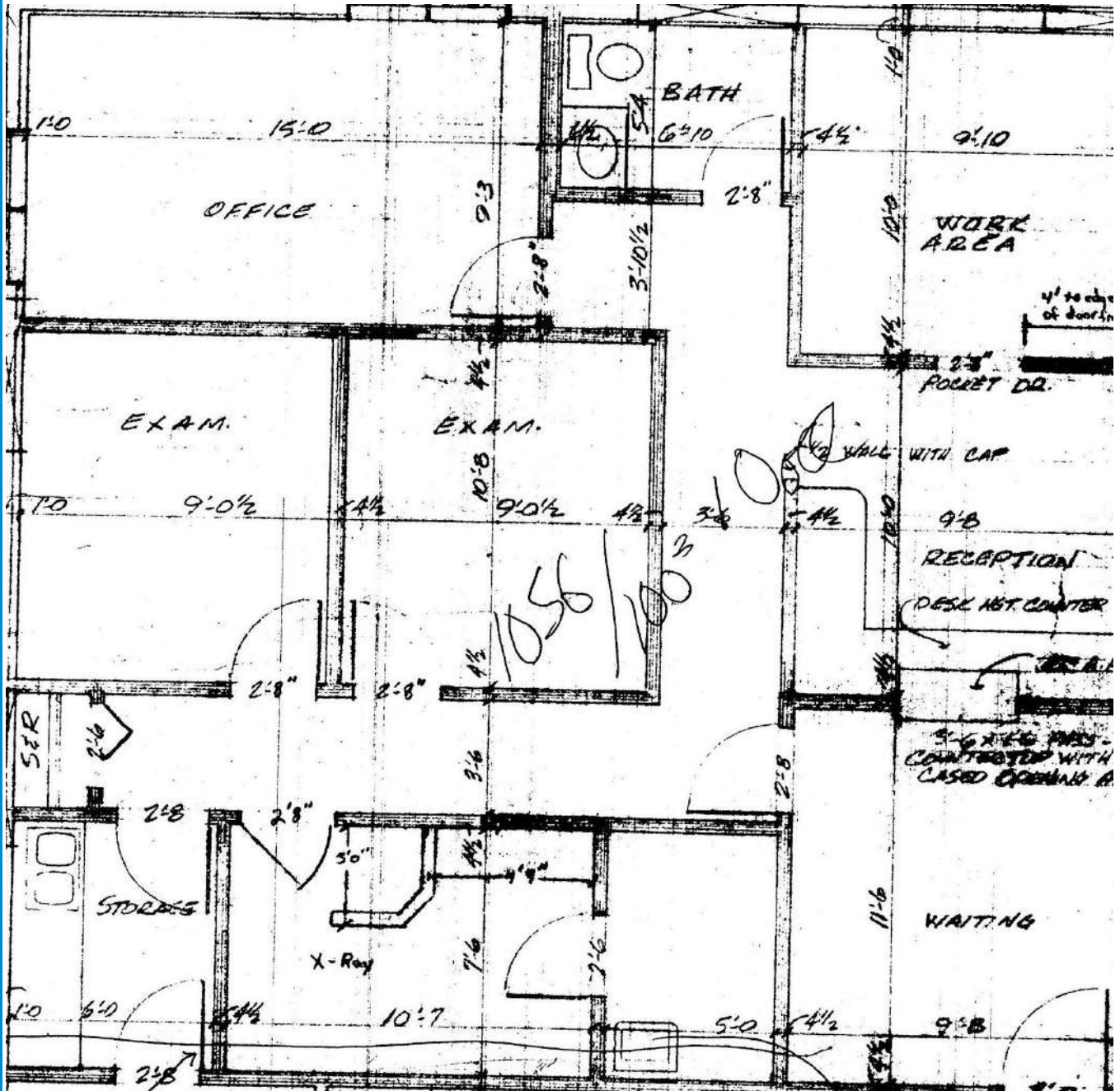
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*\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.*



# SITE PLAN



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