

## 41st Street Office/Retail - Elkjer Square

**FOR LEASE**

3300 S Holly Ave Sioux Falls, SD, 57105



Former furniture retail and real estate office has many great potential uses.

5 Offices, Conference Room, Reception & Open Work Area, Restroom, Break Room & Storage. Monument Signage. 27,500 vehicle traffic count. Cross Street: S Holly.

2,035 square feet

\$10.00 Base Rent (\$1,695.83 per month)

\$3.50 NNN (\$593.43 per month)

Total monthly \$2,289.37

### Price

\$10 / Square Foot

**Addl. Pricing:** Plus NNN (Estimated \$3.50). Gas & Electric

### Details

**Type:** Retail, Office

**Space Available:** 2035

**Available:** November 1, 2017

**Zoning:** C-2 Commercial

**Utilities:** NNN

5 Executive Offices

Reception & Work Area

Large Conference Room

Monument Signage

41st & Holly

27,500 pass vehicles per day



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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed