

## FCA Building Suite 107

1601 East 69th St Sioux Falls, SD, 57108



Class "A" office building near 69th & Cliff.

Suite 107 is 723 sq ft. Includes a large reception area and two executive offices with large windows. Breakroom with wetbar.

Rent is \$10.00 plus \$8.00 NNN. Total month rent combined is \$1,084.50. Includes all utilities.

Building features an elevator and well-maintained common areas and restrooms. Third-floor has a board room for tenants use with an overhead projector and plenty of comfortable seating. Also has a kitchenette with dining/conference table.

Tenants have access to decks overlooking the USF Football Stadium and USF Track Field. The deck is great for having lunch outdoors or watching the games. Plenty of parking out front of the building.

## FOR LEASE

### Price

\$10 / Square Foot  
**Addl. Pricing:** \$8.00 NNN

### Details

**Type:** Office  
**Space Available:** 723  
**Available:** November 1, 2020  
**Zoning:** Office  
**Utilities:** Included  
**Baths:** 3+  
**Parking:** On Site  
**Parking Capacity:** 51+  
723 Square Feet  
Large reception area  
Two executive offices  
Kitchenette and breakroom  
Common conference room with kitchenette  
Common outdoor patio



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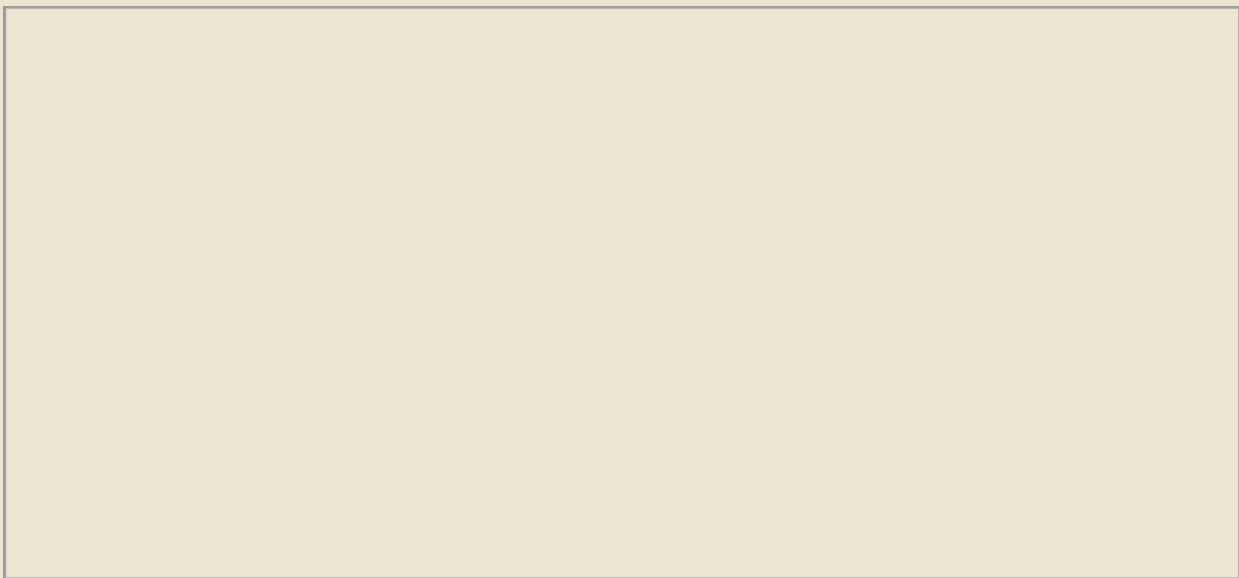
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# Additional Photos



Information deemed reliable but not guaranteed

# Location Map



Information deemed reliable but not guaranteed