

## River Ridge Office Space

2520 East River Ridge Place, Suite 200 Sioux Falls, SD, 57104



Offices, conference and break room  
up to 3,500 SF available; will lease 2,000 SF  
Lots of windows!  
Utilities to be allocated.  
At-grade access to the east.  
Available Immediately.  
Information deemed reliable but not guaranteed

## FOR LEASE

### Price

\$8  
Addl. Pricing: NNN

### Details

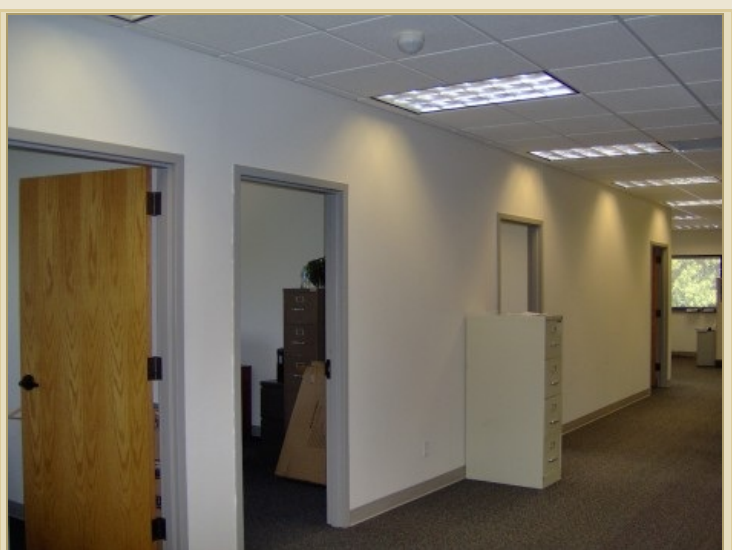
**Type:** Office  
**Space Available:** 2,000 and up  
**Available:** Immediately  
**Zoning:** Office  
**Total EXP:** \$4.50 PSF  
**Traffic Counts:** 24,000  
**Year Built:** 1999  
**Stories:** 2  
**Baths:** 2  
**Parking:** On Site  
**Parking Capacity:** 21-50  
**Construction:** Frame  
**Floors:** Concrete  
**Roof:** Composition  
**Heat:** Central  
**Heat Source:** Natural Gas  
**Air Conditioning:** Central  
**Loading:** None  
**Safety Features:** Exterior Lighting  
**Terms:** Contact  
**Possession:** Negotiable  
**Access:** City Street



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# Additional Photos



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