

### 5001 E. Grant Street Sioux Falls, SD 57110

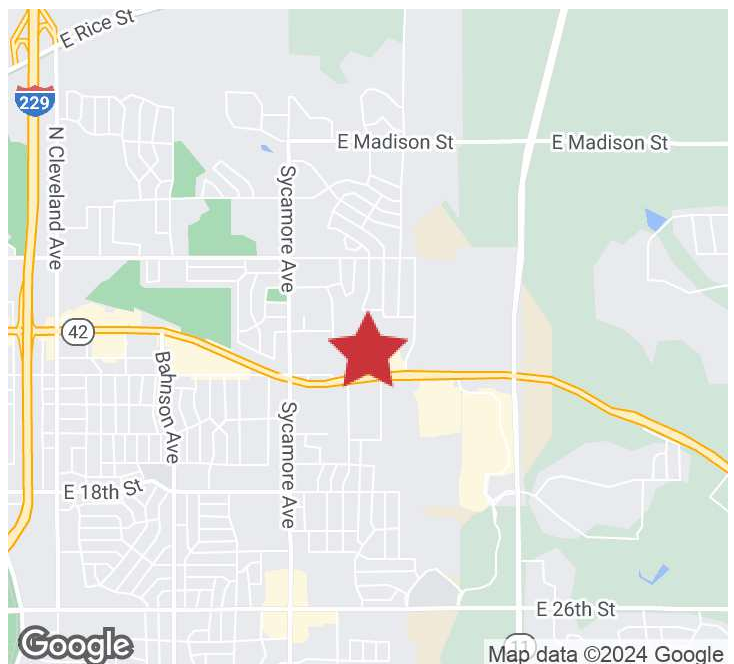
#### PROPERTY HIGHLIGHTS

- Attractive brand new modern building
- Building Size: 4,900 SF
- Lot Size: 0.917 AC
- Zoning: Office
- Vaulted ceilings
- 6 window offices, 1 interior office, open area for workstations, conference room, and kitchen with a patio
- Building signage available
- Perfect use for office, physical therapy, or medical

#### LOCATION DESCRIPTION

Located in east Sioux Falls right off Arrowhead Parkway Area neighbors include Frontier Climbing and Fitness, Fazoli's, Obscure Brewing Co., Chipotle, ALDI, Aspen Dental, Walmart, Vern Eide Mitsubishi, Dawley Farm Village

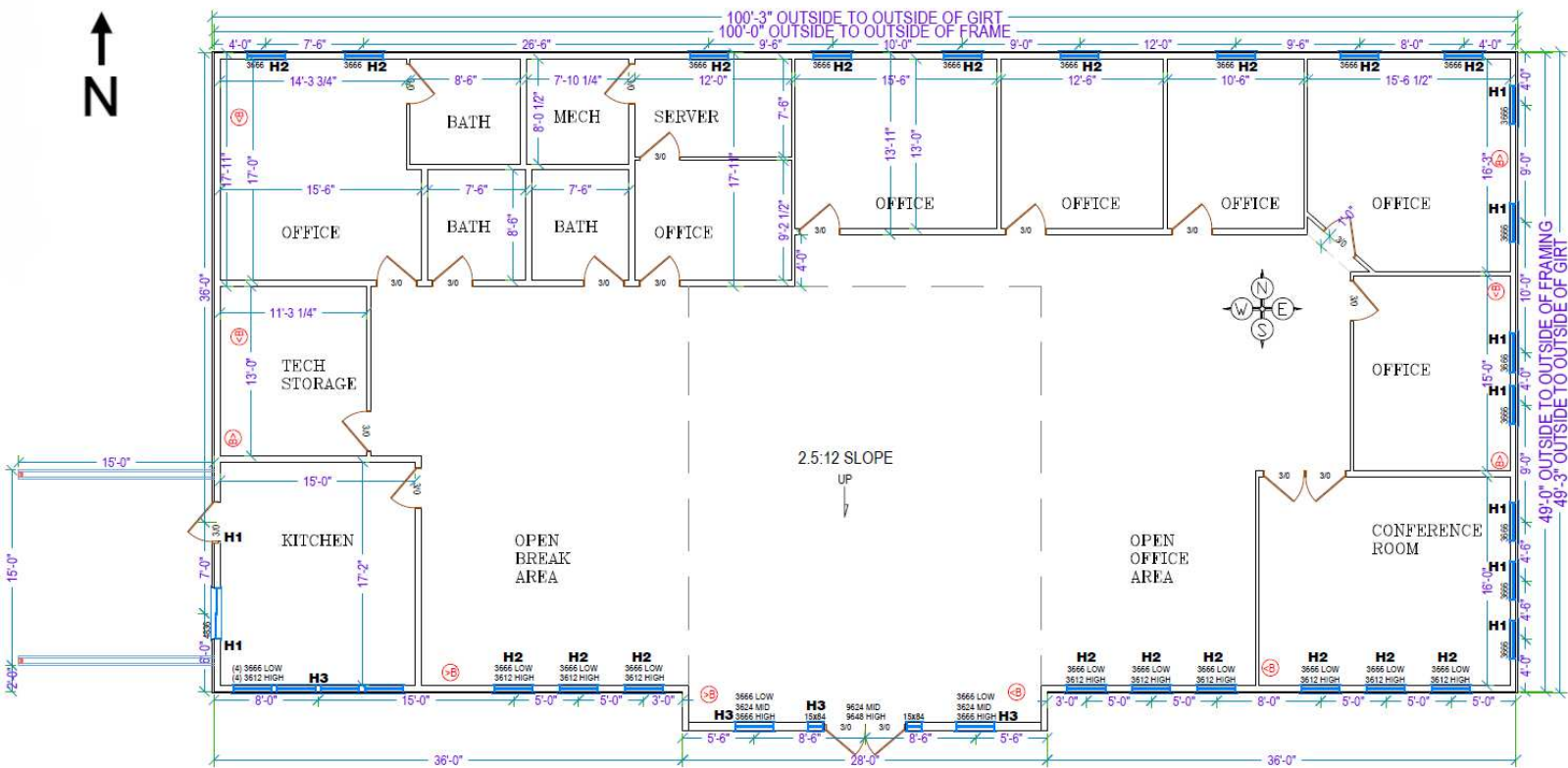
Sale Price	<b>\$1,250,000 (\$255.10/SF)</b>
Real Estate Taxes	<b>\$4,050.44</b>
Lease Rate	<b>\$18.00/SF NNN</b>
Estimated NNN Expenses	<b>\$6.00/SF</b>



# FLOOR PLAN

5001 E. GRANT STREET  
Sioux Falls, SD 57110

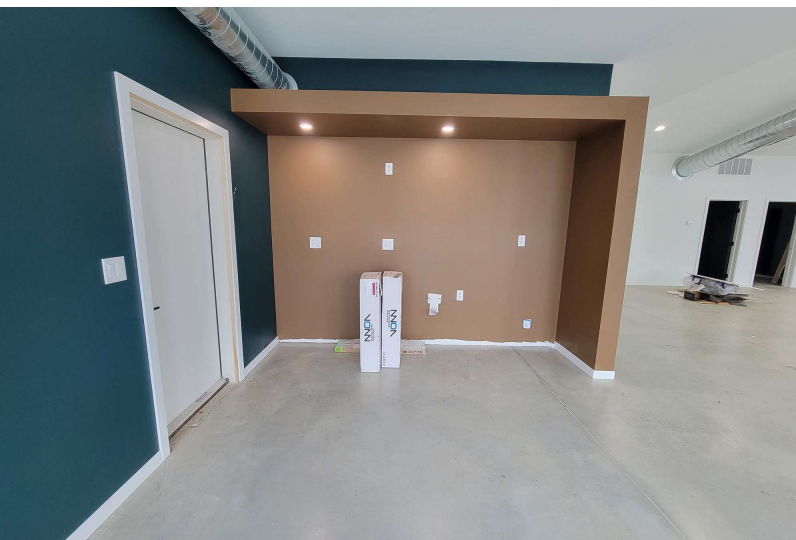
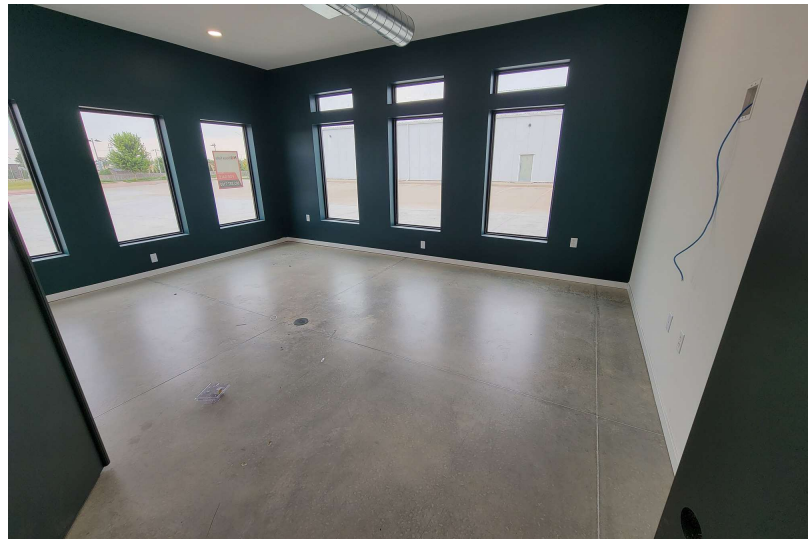
FOR SALE OR LEASE  
Office Building



# PHOTOS

5001 E. GRANT STREET  
Sioux Falls, SD 57110

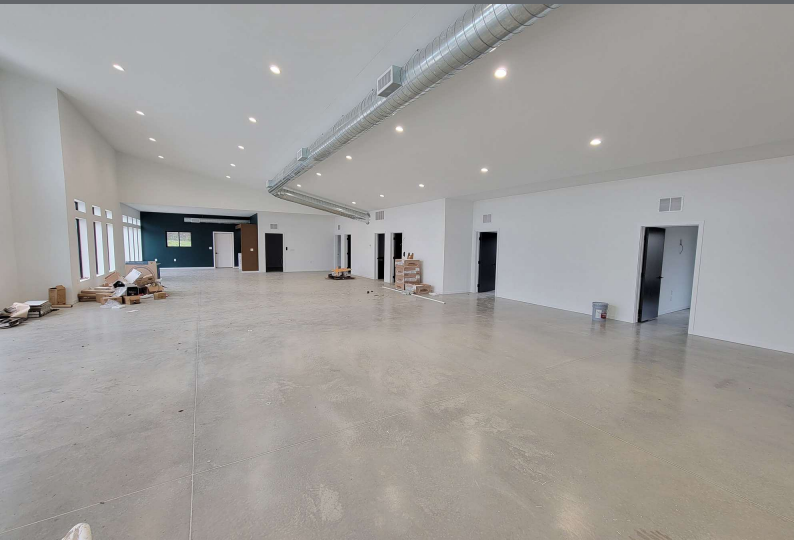
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# PHOTOS

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FOR SALE OR LEASE  
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# AERIAL

5001 E. GRANT STREET  
Sioux Falls, SD 57110

FOR SALE OR LEASE  
Office Building

