



# BROOKS CROSSING

## East 57th Street

### Brand New Office Building



5048 East 57th Street  
Sioux Falls, SD 57110



#### size

Suite A: 2,508 sqft  
Suite B: 2,478 sqft

Suites can be combined  
for a total: 4,986 sqft



#### price

\$15.75 per foot (NNN)



#### location

High-profile location in the  
Brooks Crossing  
professional row on 57th  
Street between Sycamore  
Avenue and Highway 100.



#### layout

Each suite is built out with  
6 offices, conference room,  
receptionist area, two work  
spaces, kitchenette and  
in-suite restrooms.



#### traffic

57th Street:  
11,500 cars per day  
Highway 100:  
12,500 cars per day  
Sycamore Avenue:  
8,300 cars per day



#### co-tenancy

Barrel House, Flyboy  
Donuts, Fareway Meat +  
Grocery, Scooter's Coffee,  
The Attic, B&G Milky Way,  
Anytime Fitness, KoKo Fit  
Club, Get-N-Go (proposed),  
Harmonon Park

Information deemed reliable but not guaranteed.

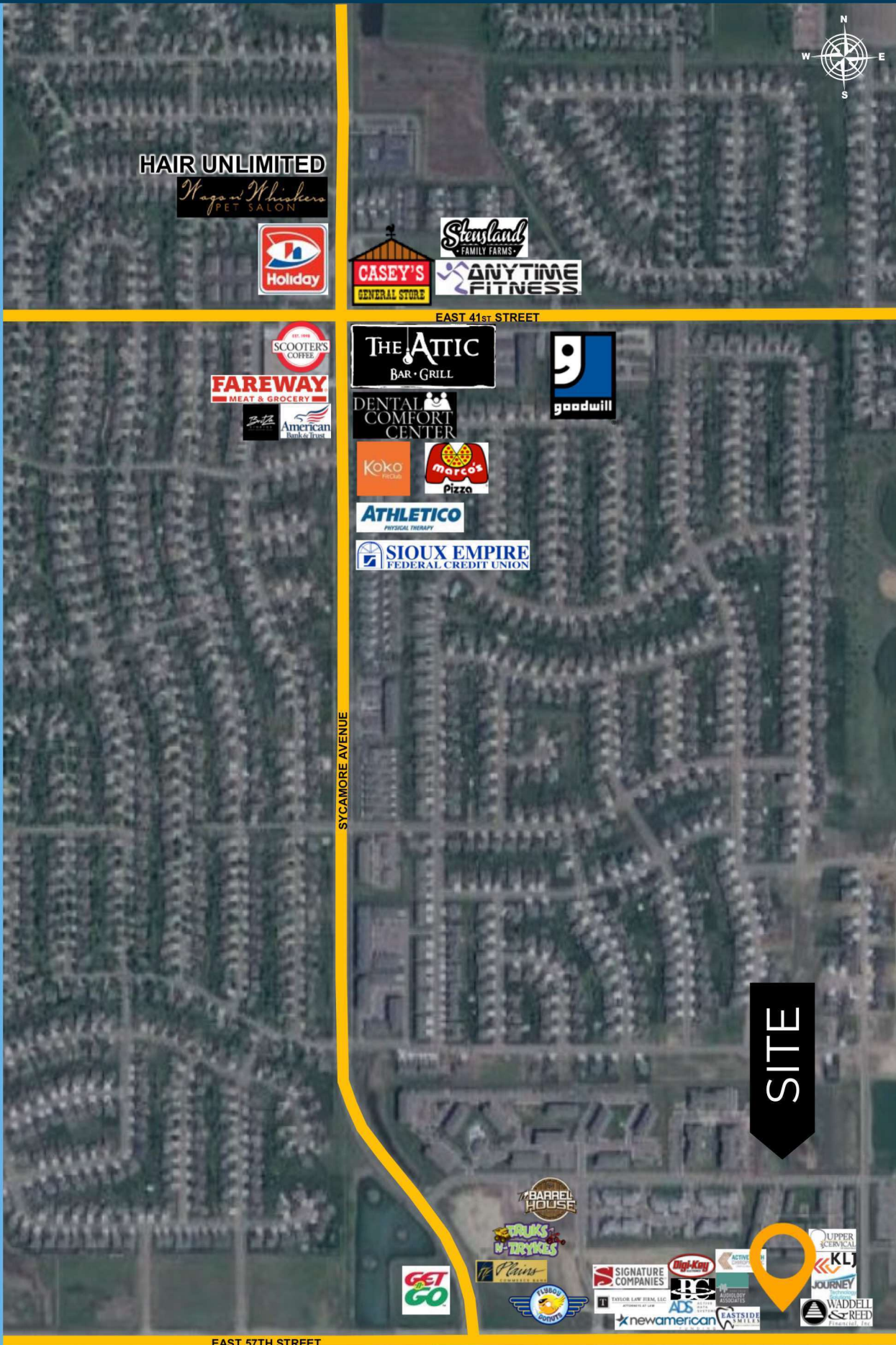


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# AREA MAP



HAIR UNLIMITED

*Wags n Whiskers*  
PET SALON



EAST 41<sup>ST</sup> STREET



SYCAMORE AVENUE

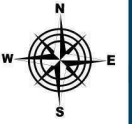
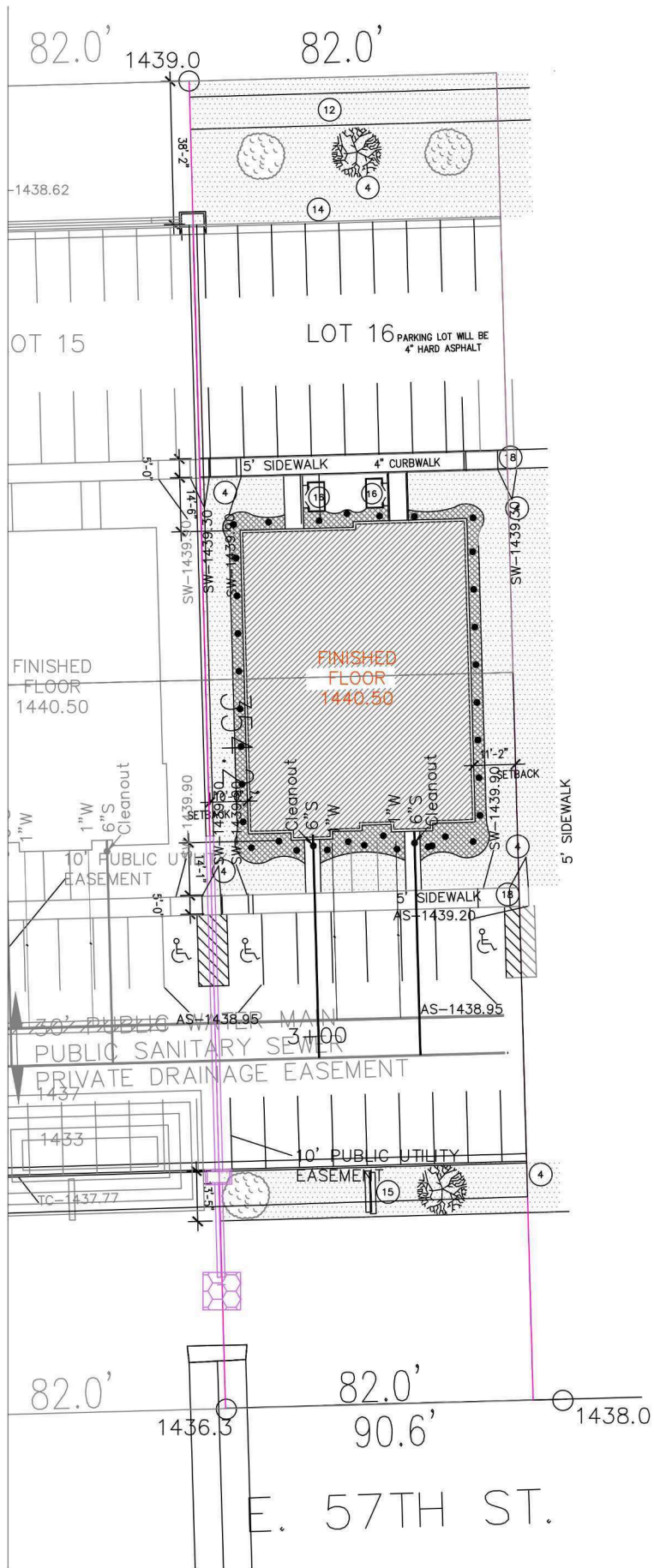
SITE



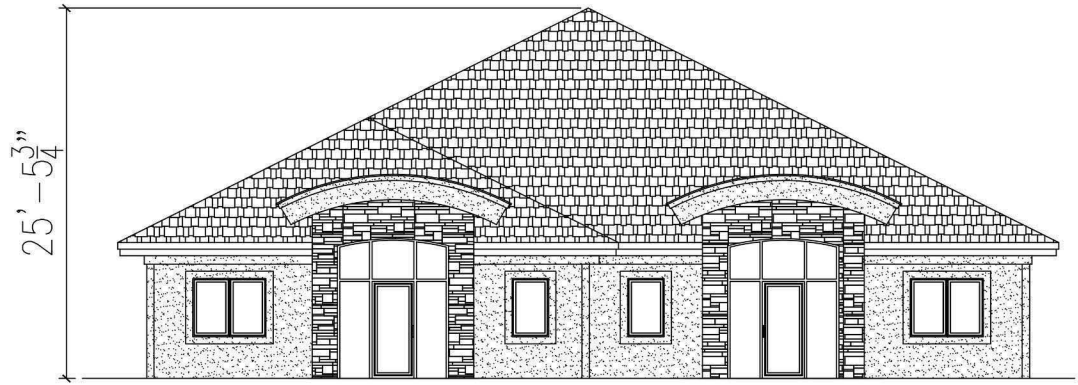
EAST 57<sup>TH</sup> STREET



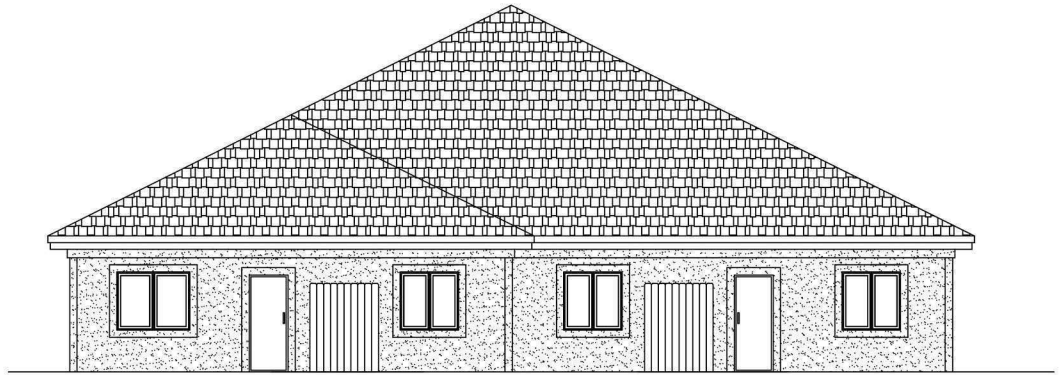
# SITE PLAN



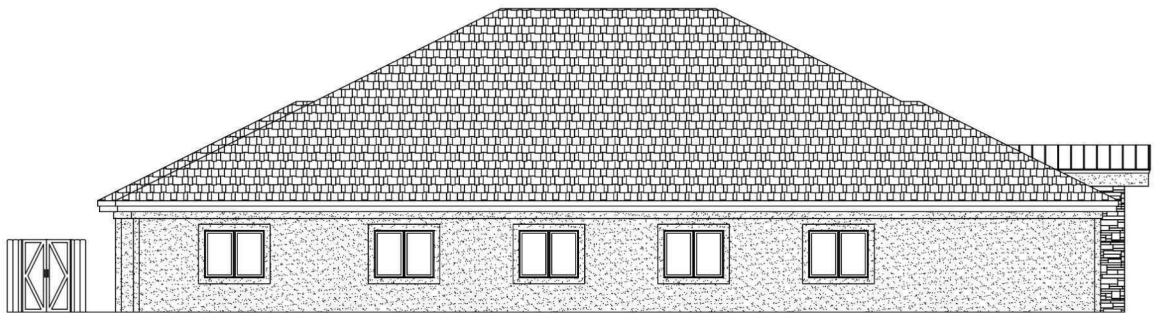
# EXTERIOR ELEVATIONS



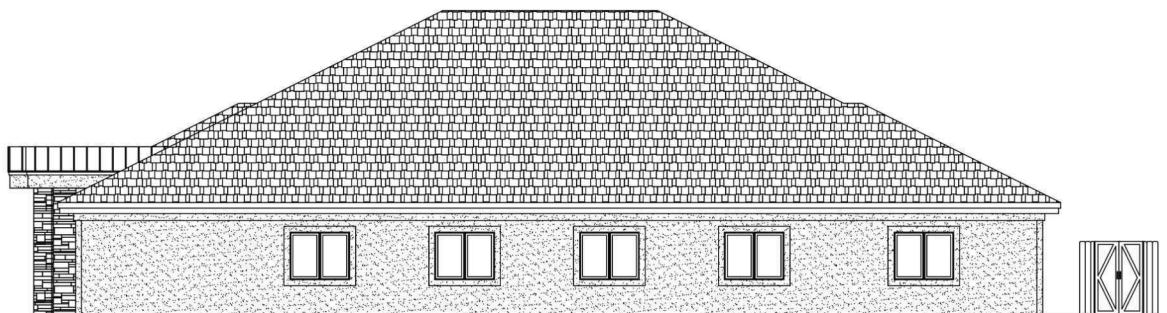
FRONT ELEVATION  
SCALE: 1/8"=1'-0"



REAR ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION  
SCALE: 1/8"=1'-0"

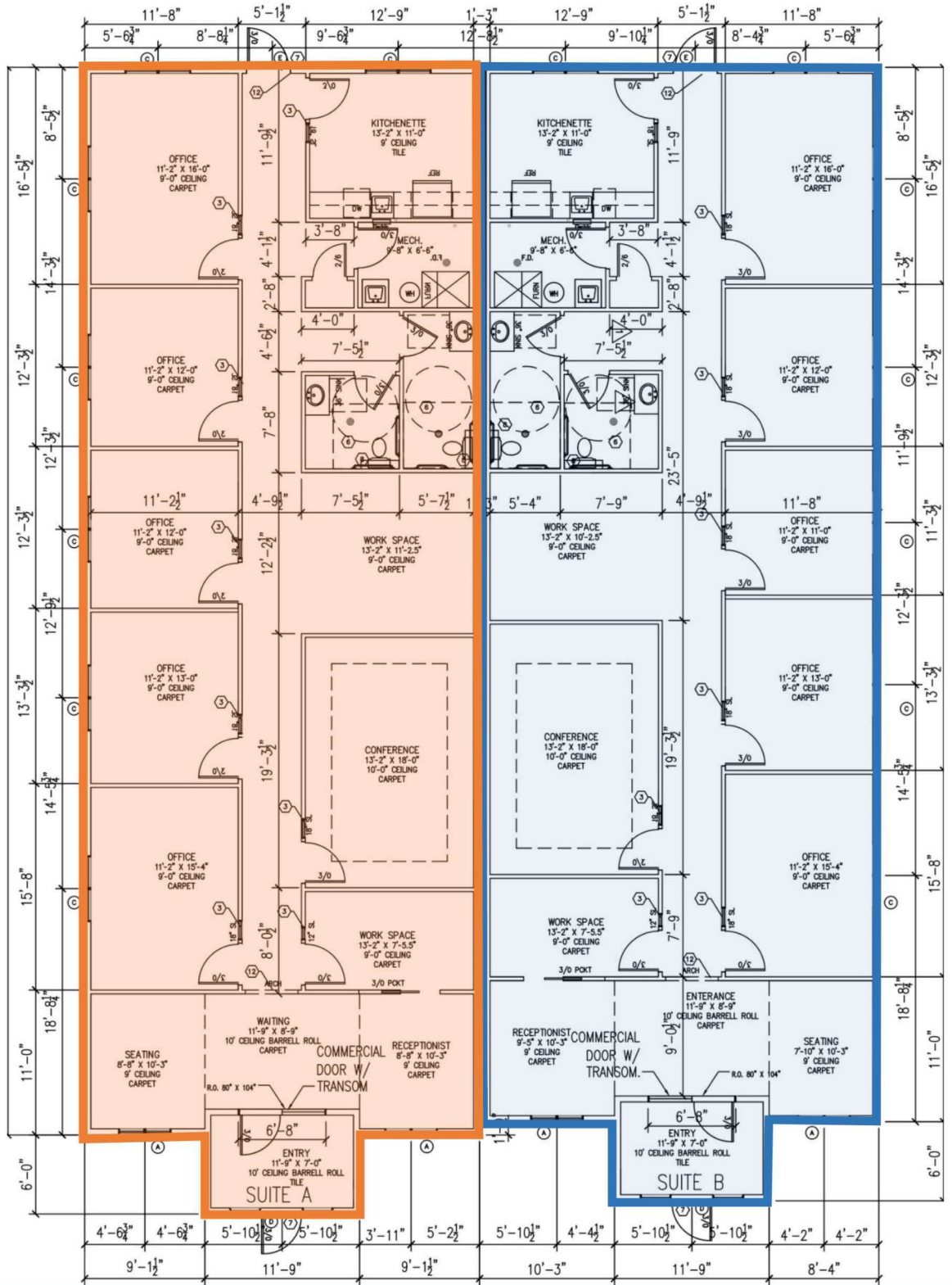


LEFT ELEVATION  
SCALE: 1/8"=1'-0"

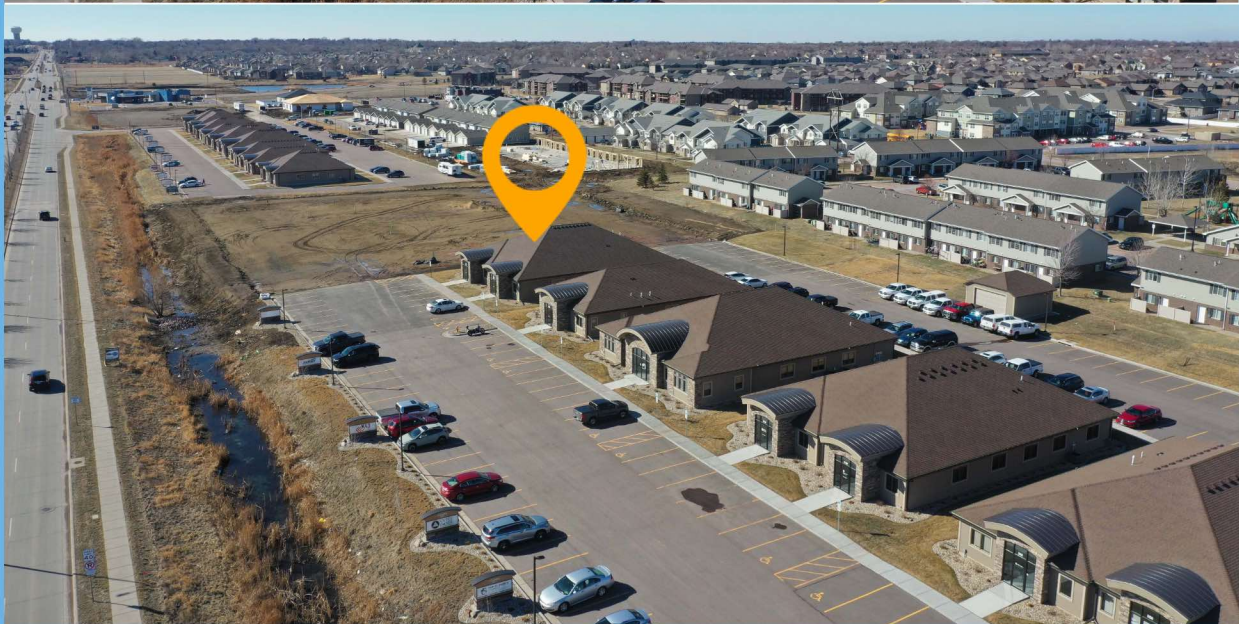
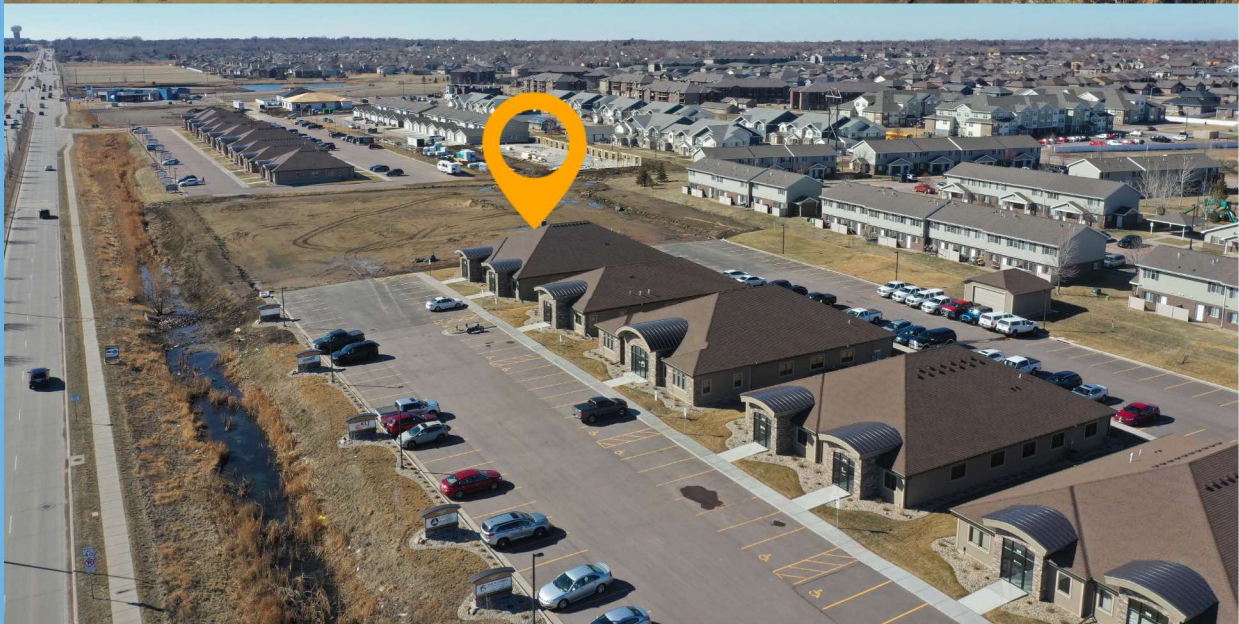
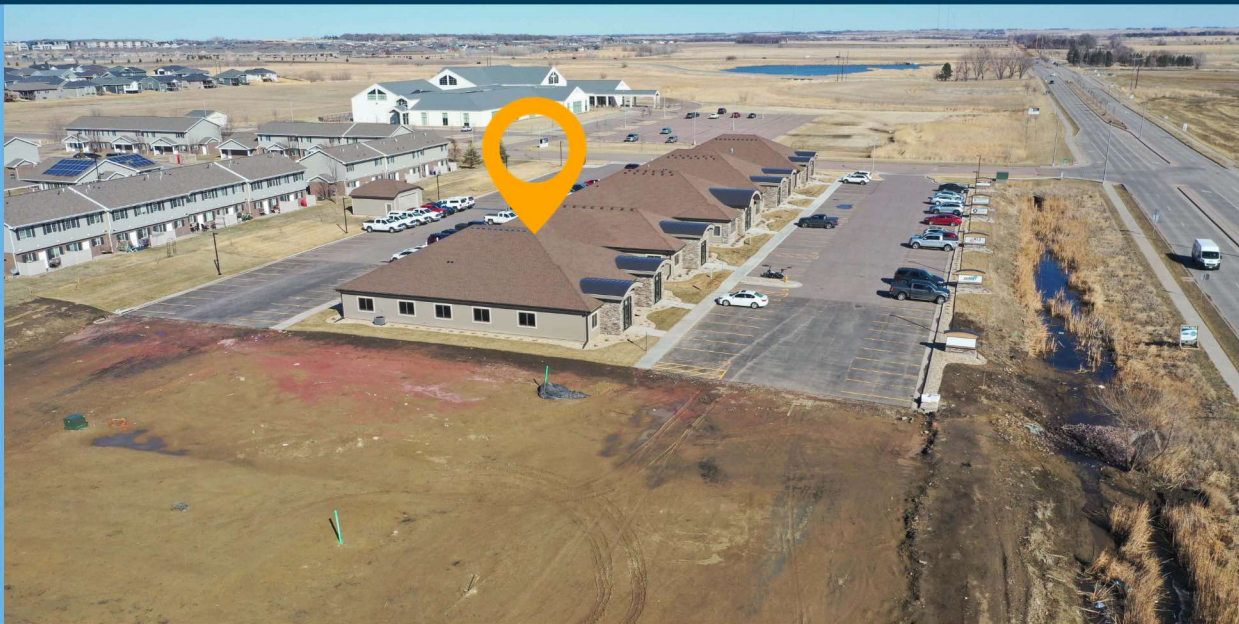
Suite A : 2,508 sqft (orange)  
 Suite B : 2,478 sqft (blue)

Suites can be combined for a  
 total area 4,986 sqft

FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS

