



# MEADOWVIEW OFFICE

## 57th + Western

### Southside Office Space for Lease



5117 South Crossing Place,  
Sioux Falls, SD 57108



#### size

4,366 square feet



#### price

\$14.75 / foot (NNN)

Est. NNN = \$6.40



#### traffic

57th Street:  
19,200 cars per day

Western Avenue:  
20,300 cars per day



#### layout

3 offices, conference room, kitchenette, large open floor with separate work / copy room.



#### location

Great high traffic office space located near 57th + Western with many nearby restaurants and coffee shops.



#### co-tenancy

Starbucks, Scooters Coffee, Turks & Caicos Cabana Grill, Flyboy, McNally's Irish Pub, Sanford Health, Thrivent Financial, Auto Owners Insurance, Eye-Site, Cornerstone Bank and Central Bank.

Information deemed reliable but not guaranteed.



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Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



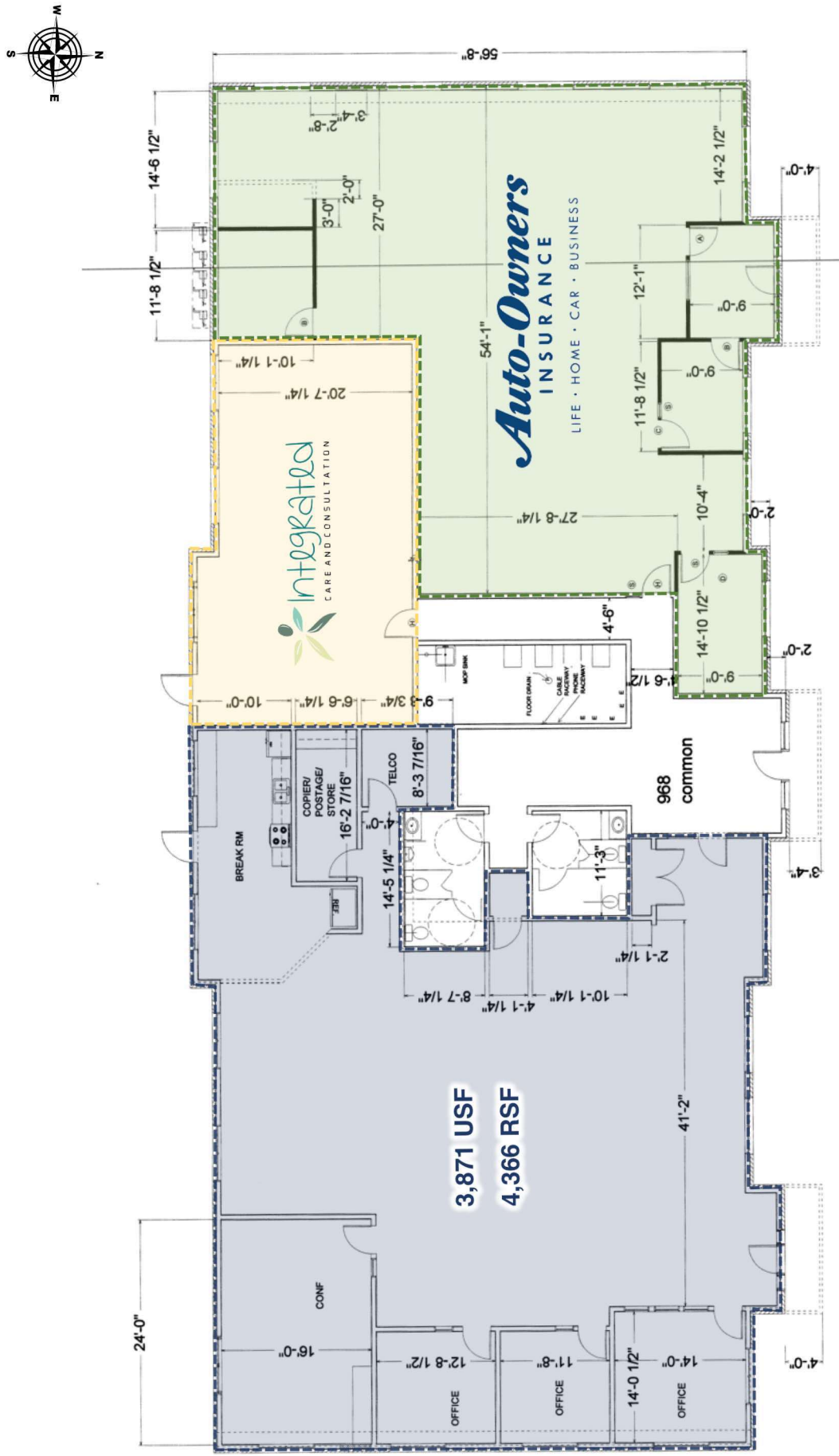
**605.376.0127**  
Ryan@VBClink.com



# AERIAL

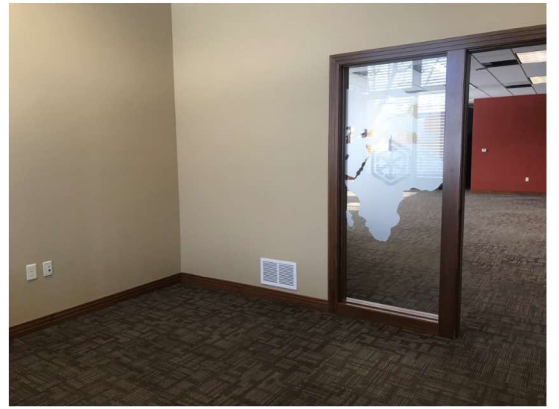
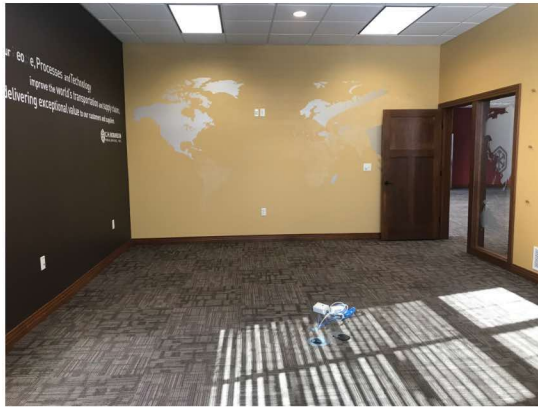
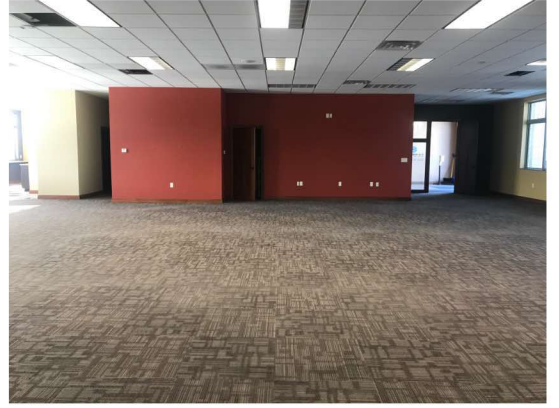


FLOOR PLAN





PHOTOS



# PROPERTY PHOTOS

