

26TH STREET PROFESSIONAL BUILDING

PRICE REDUCED!



2908 E. 26th Street
Sioux Falls, SD 57103

FOR SALE OR LEASE

SIZE

- Building Size: 22,698 SF
1st Floor: 8,454 SF
2nd Floor: 3,764 SF
Lower Level: 8,376 SF
- Lot Size: 94,725 SF +/-
- Flexible floor plans and potential for subdividing

PRICE

- Sale Price: \$1,795,000
- Lease Rate:
1st Floor: \$14.00 / SF NNN
2nd Floor: \$12.00 / SF NNN
Lower Level: \$8.00 / SF NNN

LOCATION

- Medical/Office space available near 26th & Cleveland. Convenient access to downtown and the newly redesigned I-229 on ramp.

DESCRIPTION

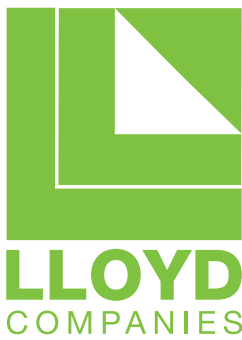
- Opportunity for visible monument signage available
- Excellent parking with 99 on-site parking spaces
- Zoned C-2 Commercial
- Great for an owner-occupant, medical user, investor, or professional office
- Building features an elevator, 8 HVAC zones, 600 AMP/240v electrical capacity
- New roof installed in 2006
- 1,450 SF on the second floor is now available
- Contact Broker for additional information

Find out more at lloydcompanies.com

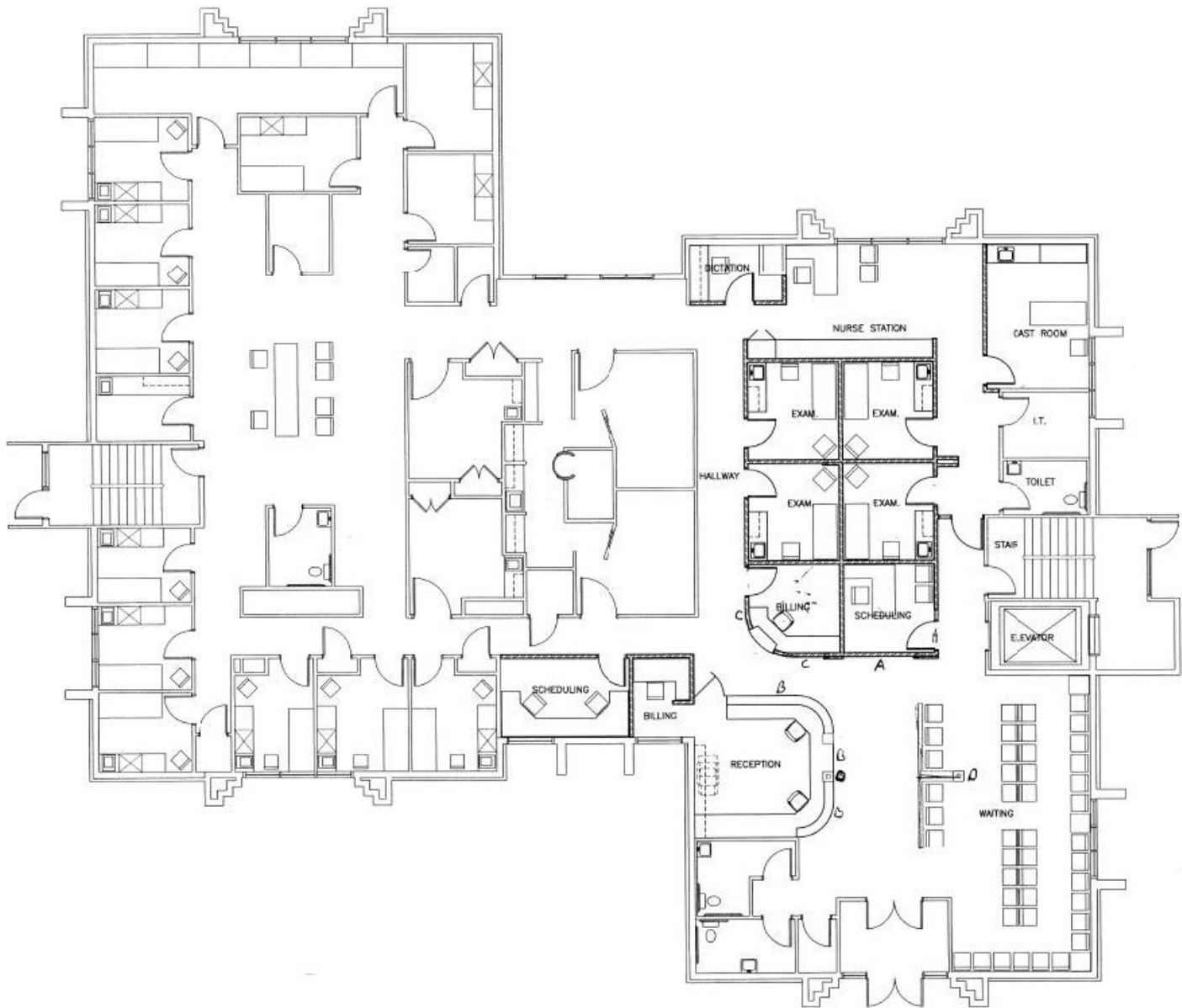
RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



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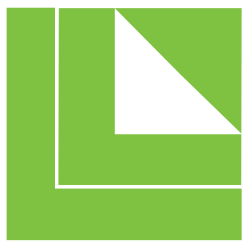
FIRST FLOOR

Concept only;
Subject to change

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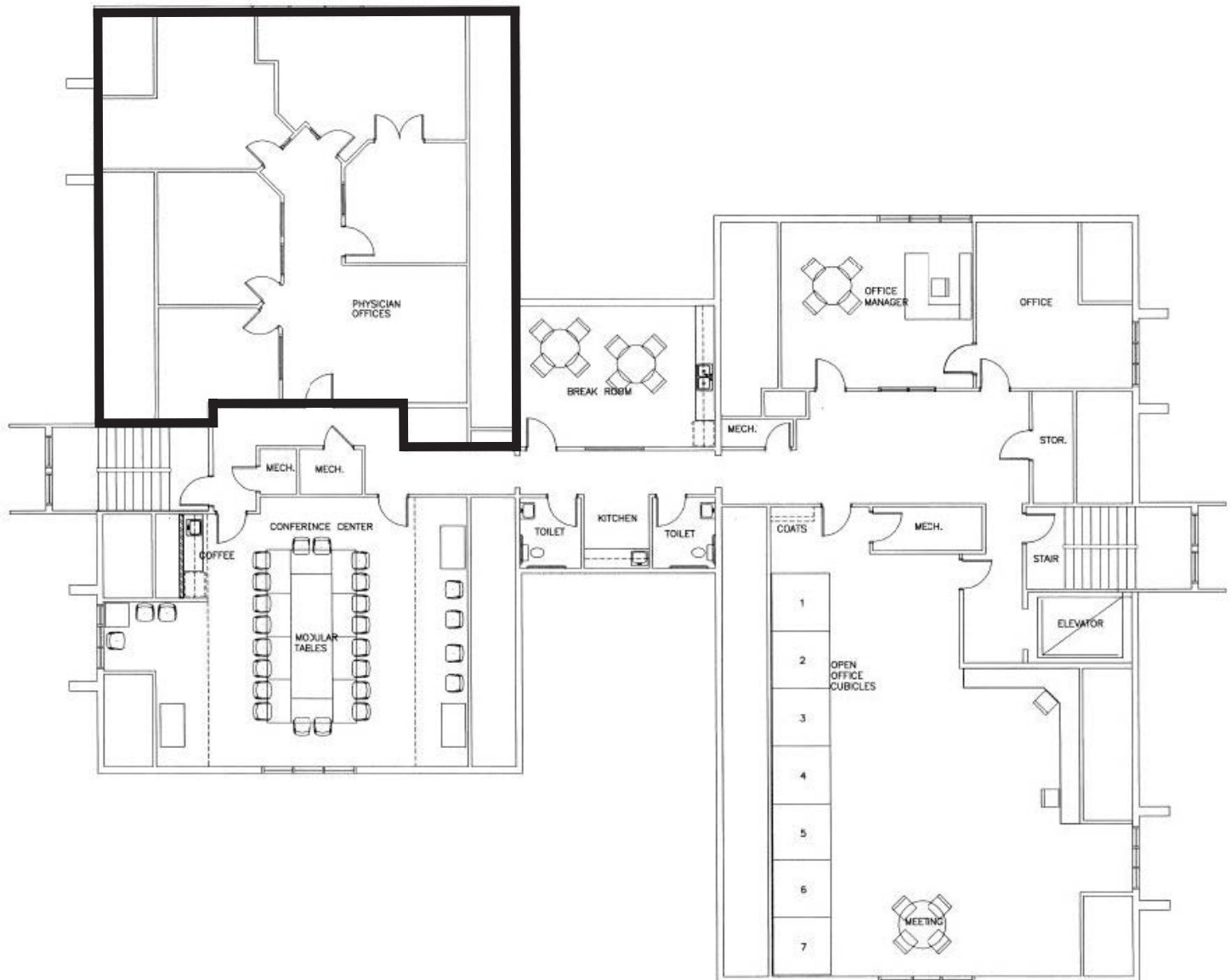
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COMPANIES

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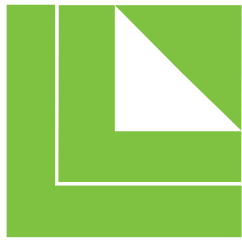
SECOND FLOOR

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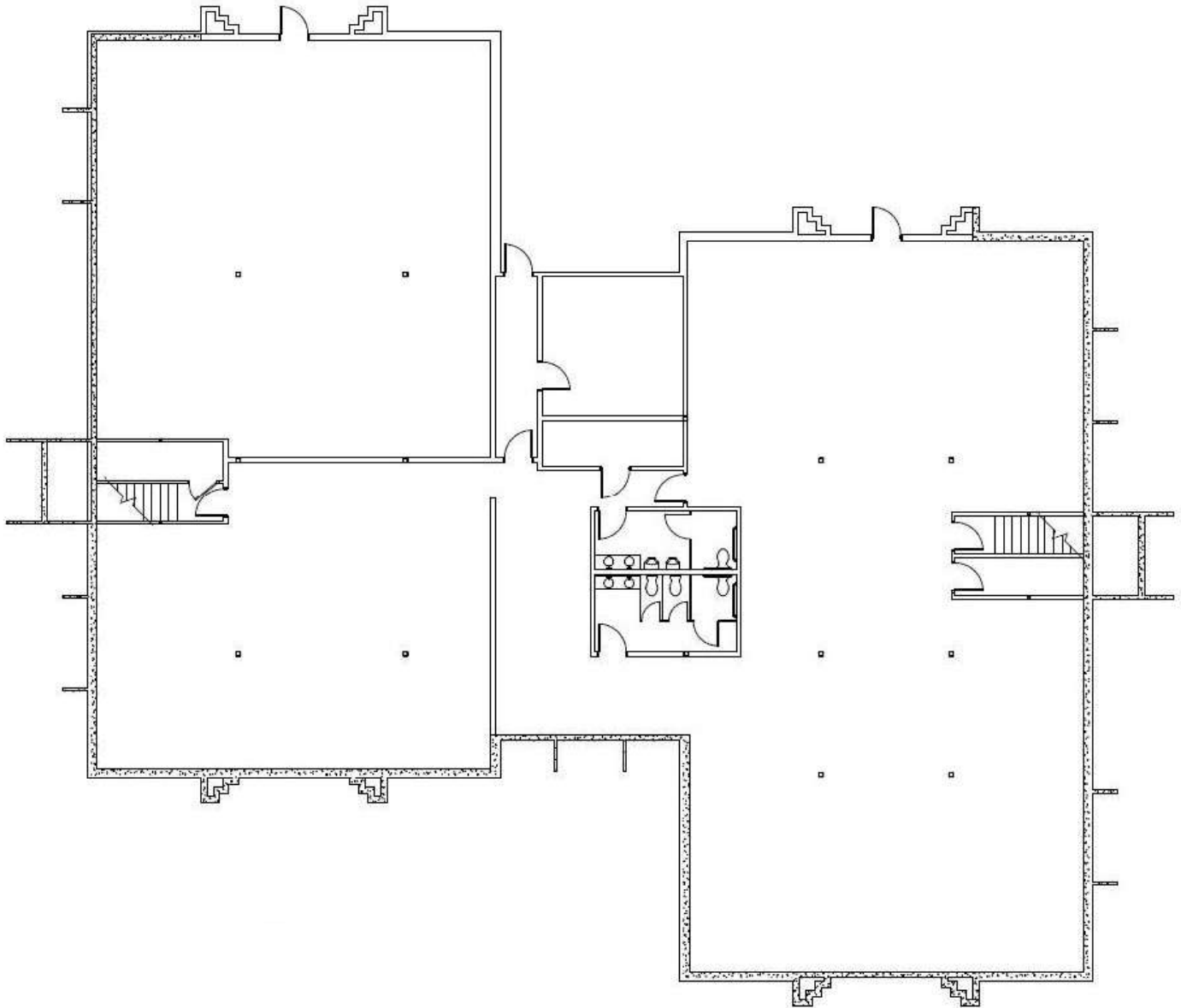
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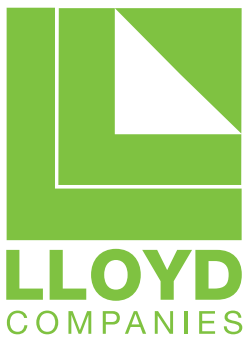
LOWER LEVEL

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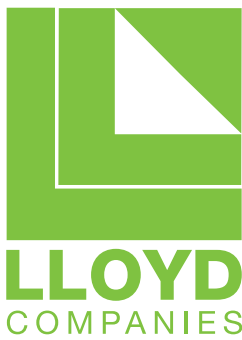


MAIN LEVEL

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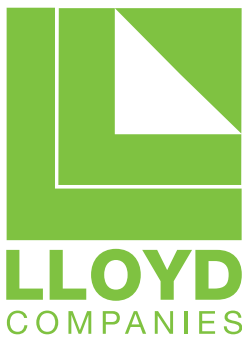


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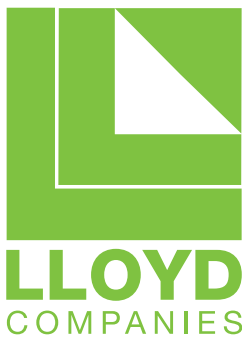


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EXTERIOR PICTURES

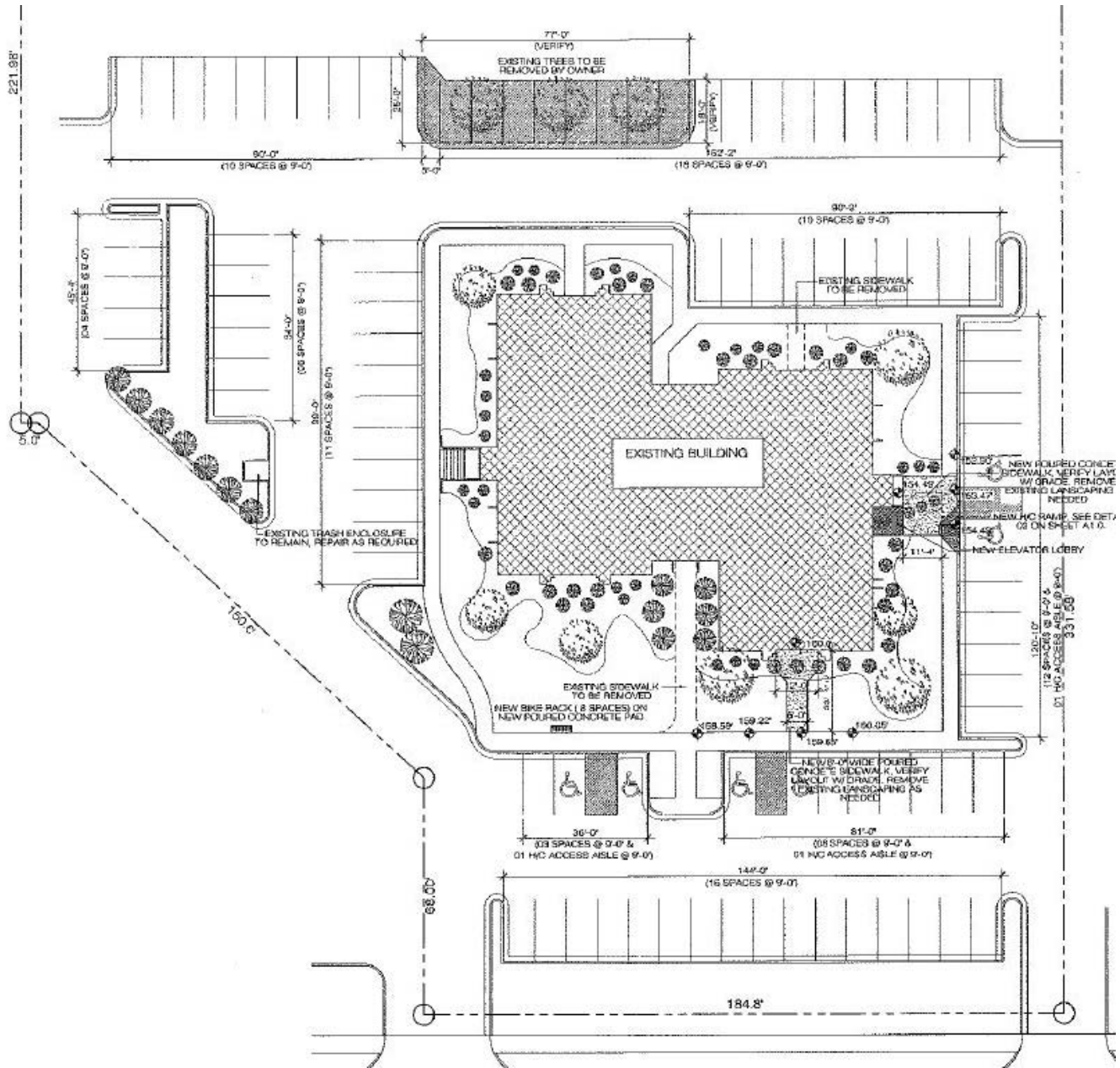
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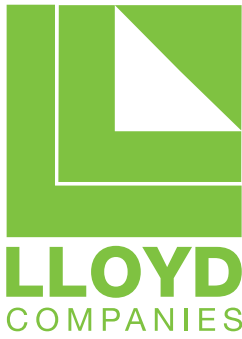
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SITE PLAN

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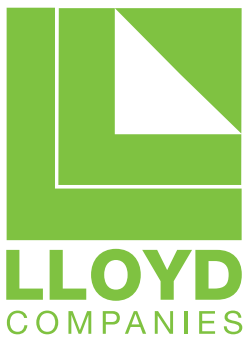


SITE AERIAL

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AREA MAP

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