

# PRE-LEASING: MIDTOWN OFFICE BUILDING

ADDRESS TBD - 49<sup>TH</sup> Street & South Minnesota Avenue SIOUX FALLS SD 57105

**FOR  
LEASE**



## Midtown Rendering

High Visibility Location With Easy Access And Excellent Signage Opportunities Along I-229



### SIZE

45,339 SF  
Subdividable



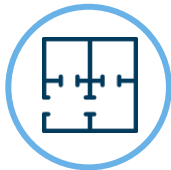
### PRICE

Contact Broker



### AVAILABLE

Negotiable based on  
plans.



### LAYOUT

Outstanding professional office building to be constructed with forward-thinking architecture. This three-story structure will include daylighting design, underground parking of 32 stalls, drive-up potential and 1:234 ratio surface parking.



### LOCATION

This office building will be located at the corner of 49<sup>th</sup> Street & South Minnesota Avenue, right by I-229 ramps, offering easy accessibility & high visibility to traffic in all directions.



### COTENANCY

Neighboring businesses include All City Pet Care Veterinary, Arby's, Amy Stockberger Real Estate, Subway, Benjamin Moore Paint, Dollar Tree, Staples T&A Service, Ace Hardware, McDonald's, Billion Auto & many more.

Information deemed reliable but not guaranteed.

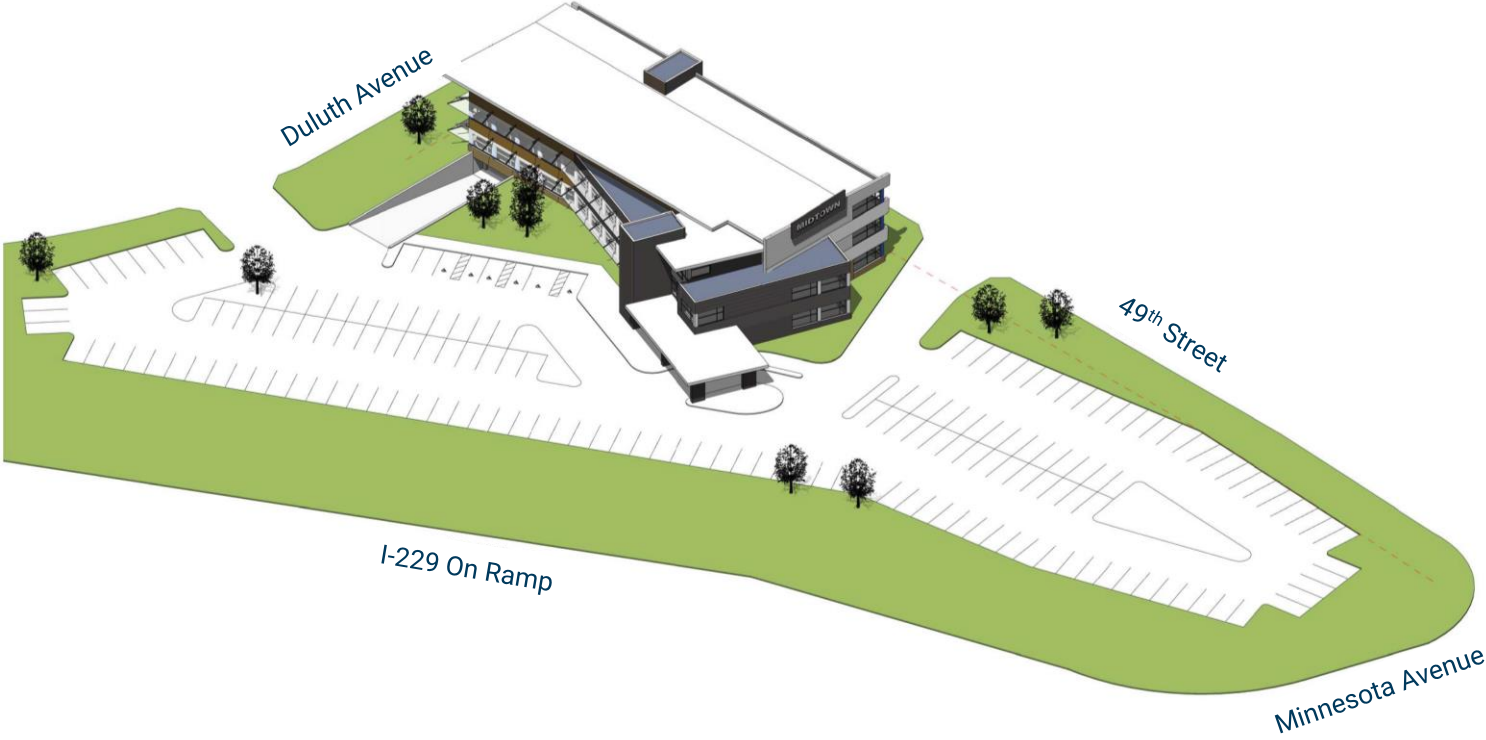


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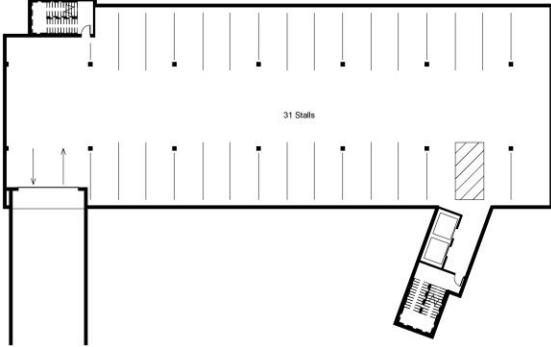
# Rendering & Preliminary Site Plan



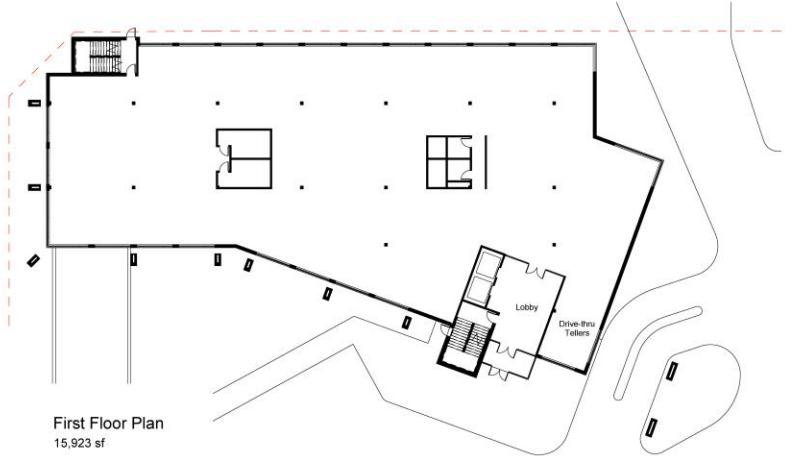
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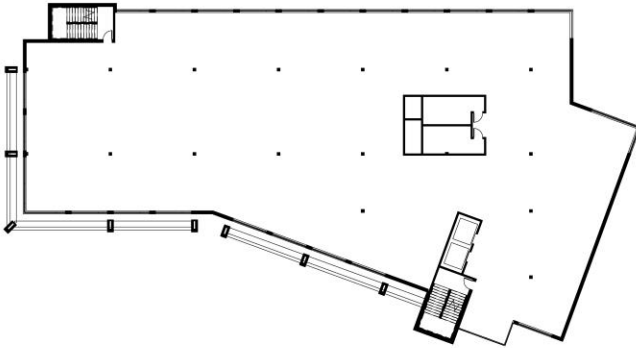
# Three Levels and Underground Parking



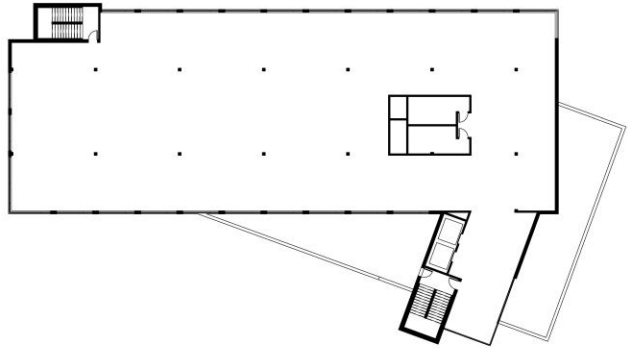
Garage Level Plan  
12,897 sf



First Floor Plan  
15,923 sf



Second Floor Plan  
15,870 sf



Third Floor Plan  
13,546 sf



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# Area Map



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