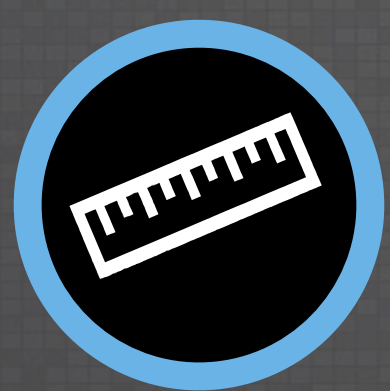




# GUSTAFSON OFFICE

## 620 South Cliff Avenue

### North Suite Available



#### size

4,320 sqft



#### price

\$8.50 per sqft NNN



#### parking

Property includes approximately 71 parking spaces. Additional parking negotiable.



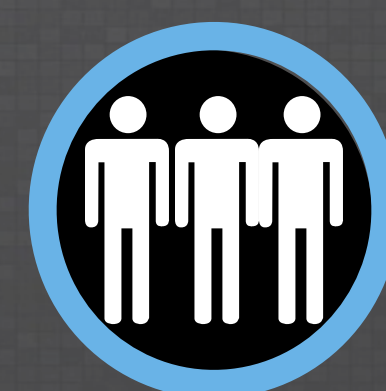
#### layout

Wide open work space, reception areas, breakrooms, storage, private offices, and restrooms.



#### location

Conveniently located in the core of the city! This office space is located at the intersection of 14th Street & Cliff Avenue.



#### co-tenancy

Avera, Johnstone Supply, Winnelson, Lewis, Holiday, Subway, McDonalds, South Dakota Department of Labor & Regulation and Levo Credit Union

Information deemed reliable but not guaranteed.



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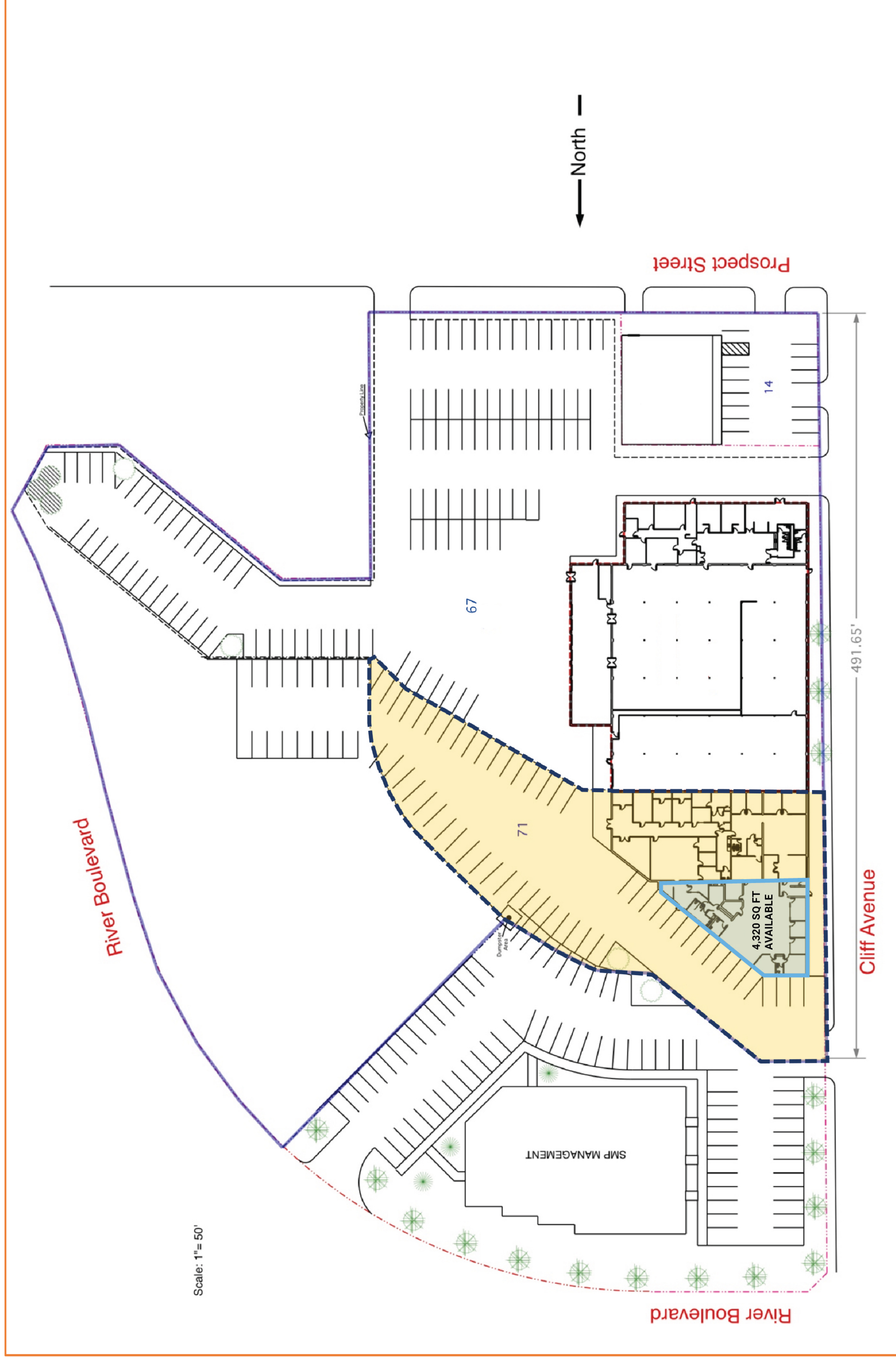


# AERIAL MAP



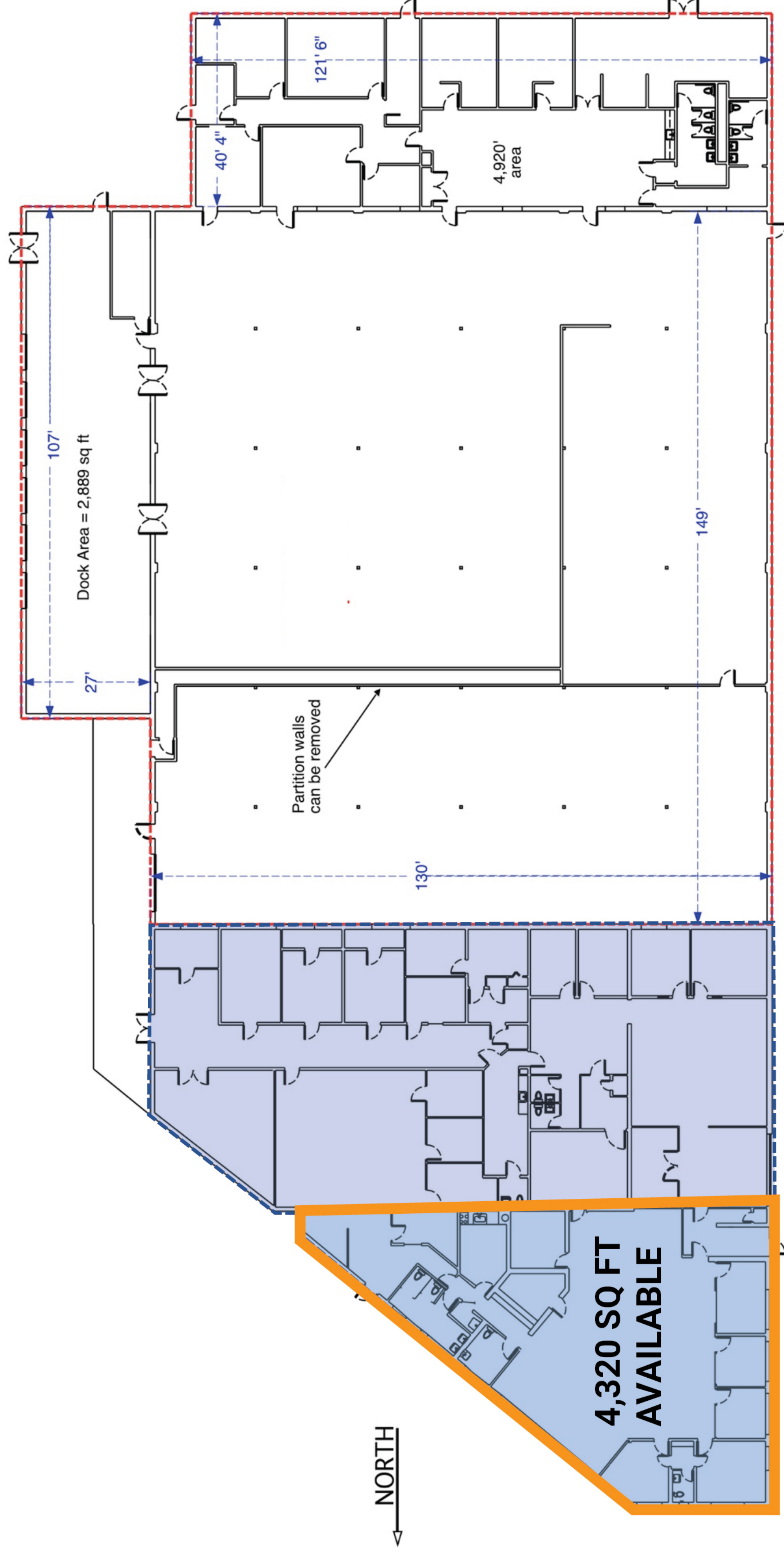


# SITE PLAN





# FLOOR PLAN



--SOUTH CLIFF AVENUE--



# SUITE 620 - PROPERTY PHOTOS

