

**FOR
LEASE**

Multispecialty Wellness Building

7000 S. Lyncrest Place, Sioux Falls, SD 57108



Turn-Key Fitness Studio



SIZE

866 RSF



PRICE

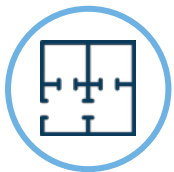
\$3,000/month
(GROSS)

Includes all fitness equipment. Several building amenities included.



LOCATION

Highly visible location on the primary commuter route between Harrisburg and Sioux Falls.



LAYOUT

Floor to ceiling windows allow an abundance of natural light into the fitness area of this turn-key space. High end finishes and private locker rooms make this studio perfect for a personal trainer.



TRAFFIC

S Minnesota Ave:
13,100 cars per day

85th Street:
9,100 cars per day



CO-TENANCY

Starbucks, Tinner's Public House, Bright Eyes Daycare, ABC Dentistry, McDonald's, Circle K, Schulte Subaru, Walmart Supercenter, Burger King, Dollar Tree

Information deemed reliable but not guaranteed.



605.361.8211 | VBCLink.com

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AREA RETAIL MAP



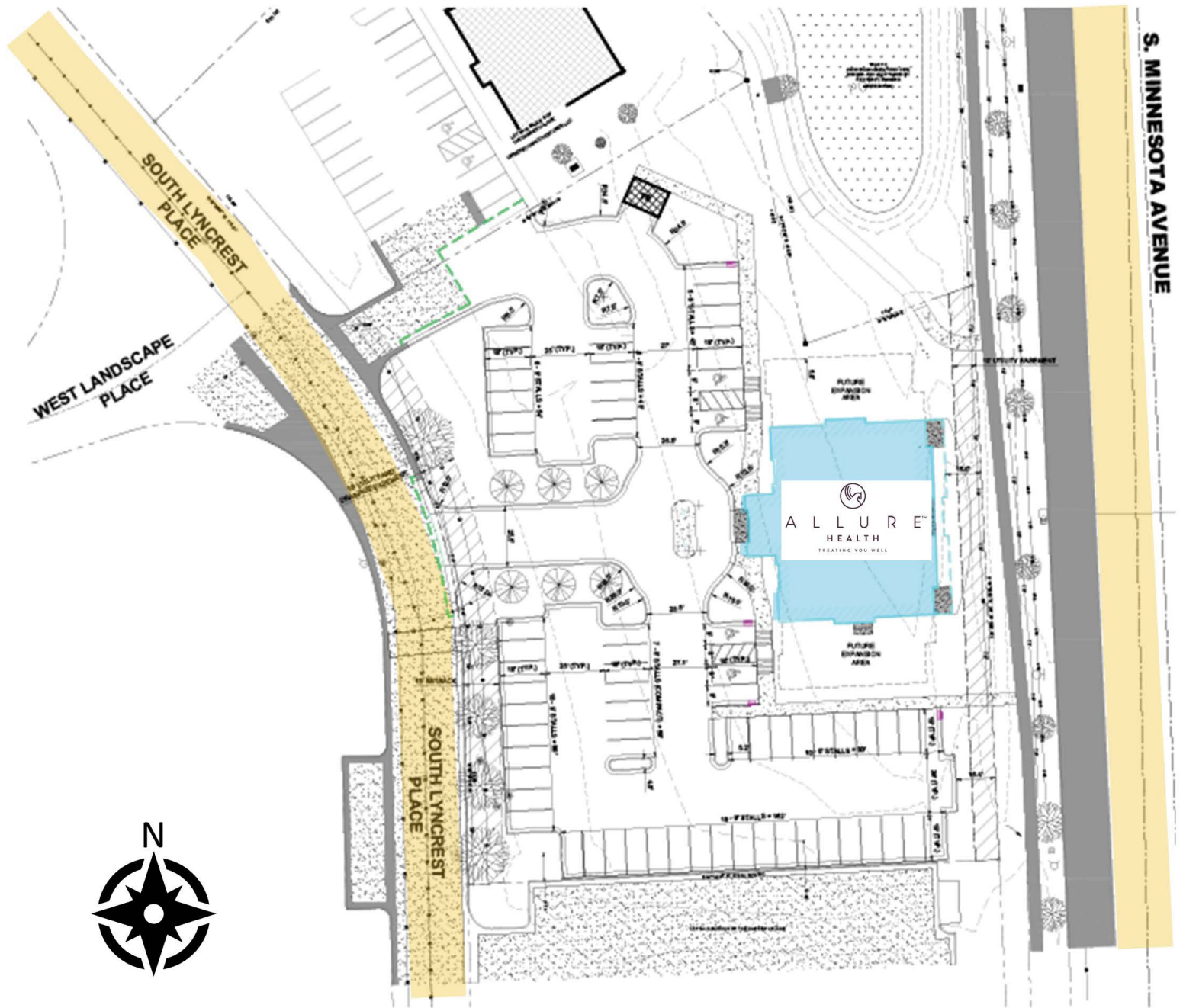
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SITE PLAN



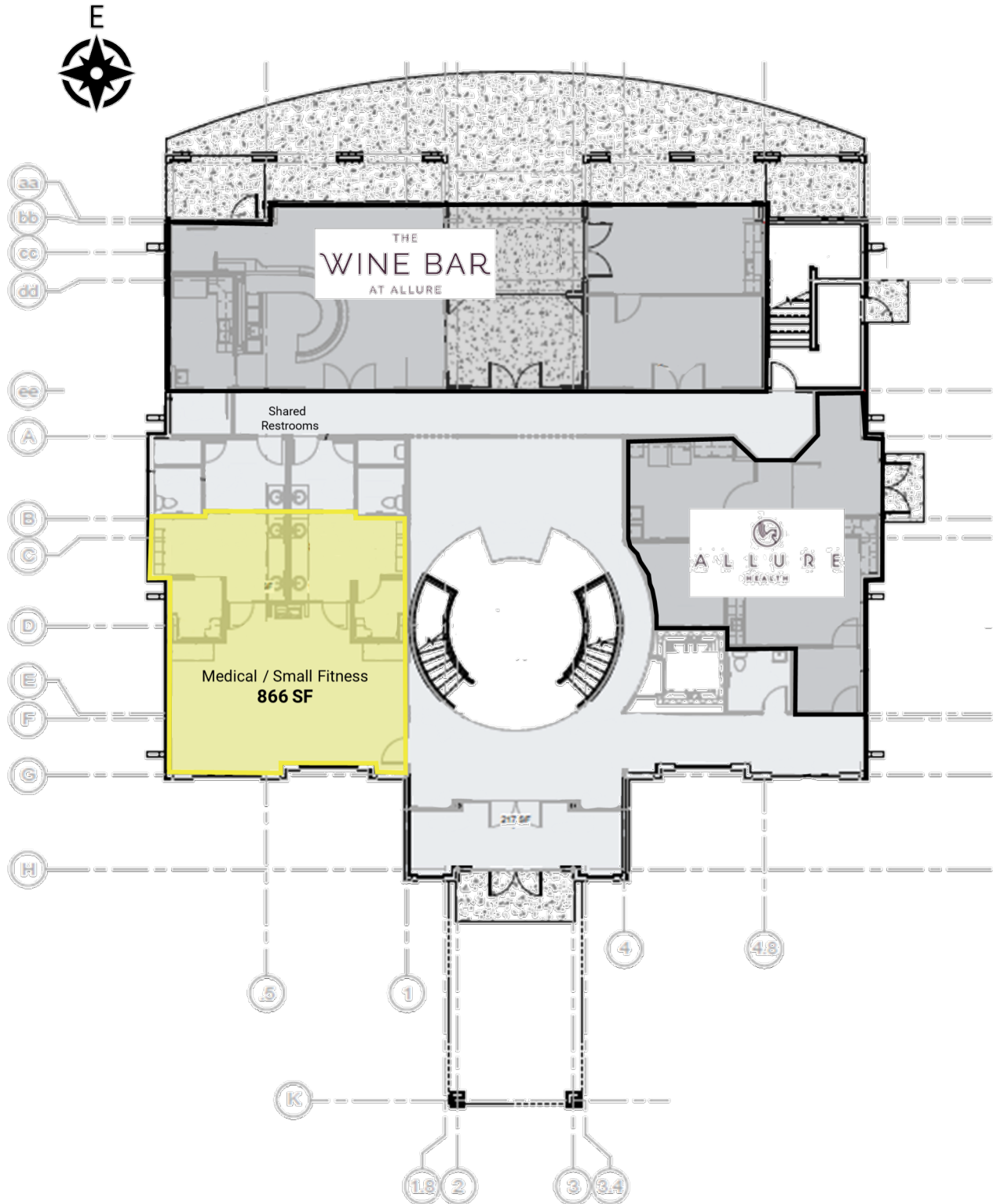
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MAIN FLOOR FITNESS STUDIO



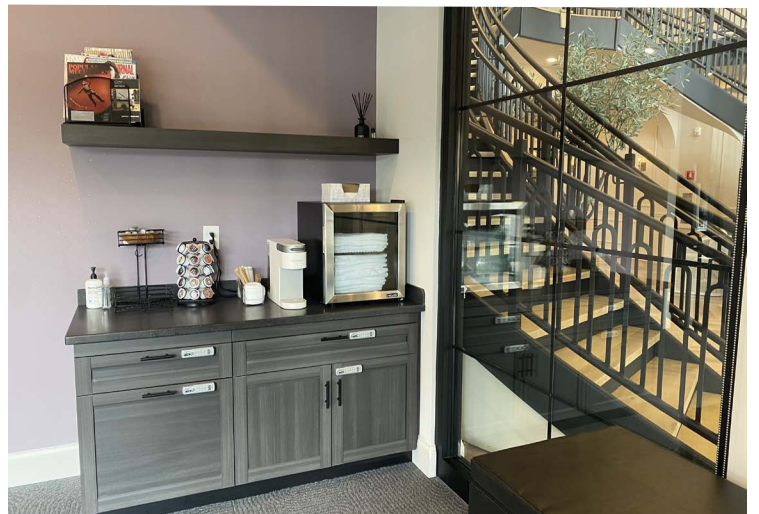
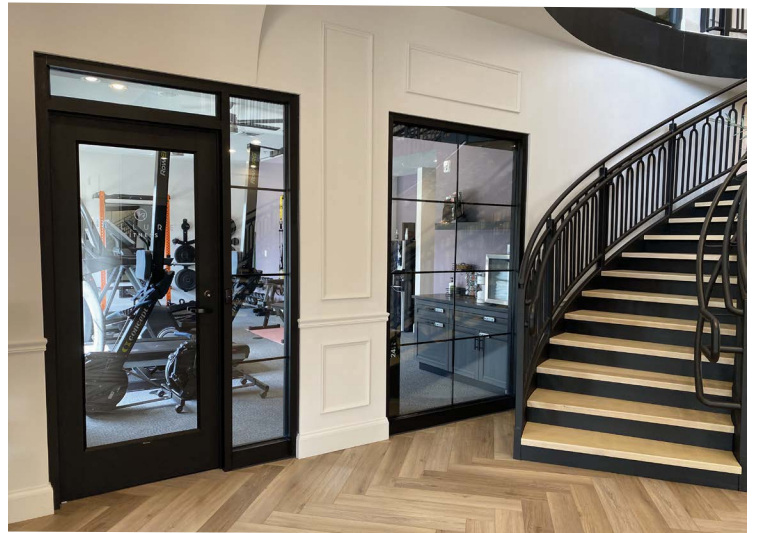
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PHOTO GALLERY



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