### FOR SUBLEASE





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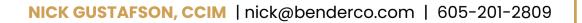
5032 EAST 57TH STREET SIOUX FALLS, SD



2,459 SF

\$18.00/SF NNN EST NNNs: \$6.00/SF

- Class A office space located in the Brooks Crossing Office Park in southeast Sioux Falls.
- Space has a reception/waiting area, seven (7) private offices, conference room, breakroom and restrooms.
- Space was originally designed for a trust company that has outgrown the space modern build-out.
- Close proximity to Veterans Parkway (SD 100) and Harmodon Park.
- Neighboring businesses include The Barrel House, Flyboy Donuts, Plains Commerce Bank, Dollar Tree, Get N' Go and Cultivate Childcare.
- Can be combined with adjacent suite for a total of 4,918 SF.
- Sublease through October 31, 2027.





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# **BROOKS CROSSING SUBLEASE**

#### OFFICE SPACE FOR SUBLEASE







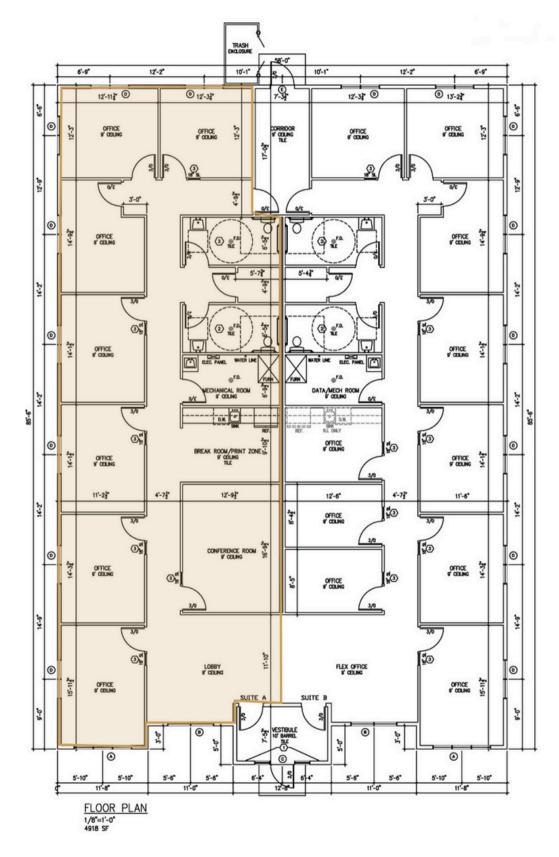






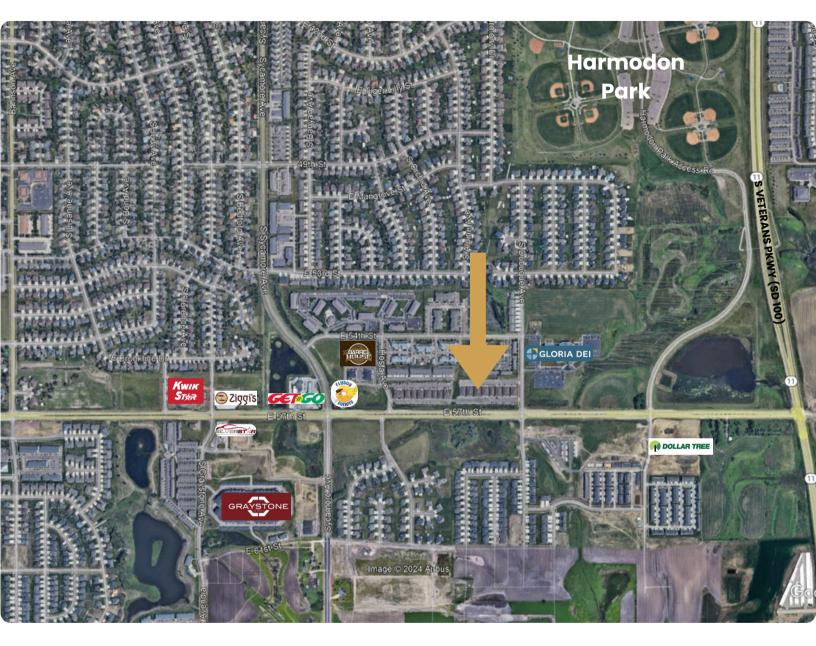
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### OFFICE SPACE FOR SUBLEASE



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## **BROOKS CROSSING SUBLEASE**

### OFFICE SPACE FOR SUBLEASE

