

FOR SALE



SOLBERG OFFICE BUILDING

Bender
COMMERCIAL



**5116 & 5120 SOUTH SOLBERG AVENUE
SIOUX FALLS, SD 57108**



14,451 SF



\$2,800,000



PROPERTY DETAILS

- Property is located in the Interstate Crossing office park less than a half mile away from the intersection of South Louise and Interstate 229.
- Building is 66% occupied with a 5,189 square foot suite available for an owner occupant or office tenant.
- Vacant space is comprised of five (5) perimeter offices, break room, conference room, and wide open space for cubicle work stations.
- Abundant natural light creates an ideal working environment.
- Lot size: 1.6 Acres
- Great location with a combined daily traffic count of 21,300 vehicles.

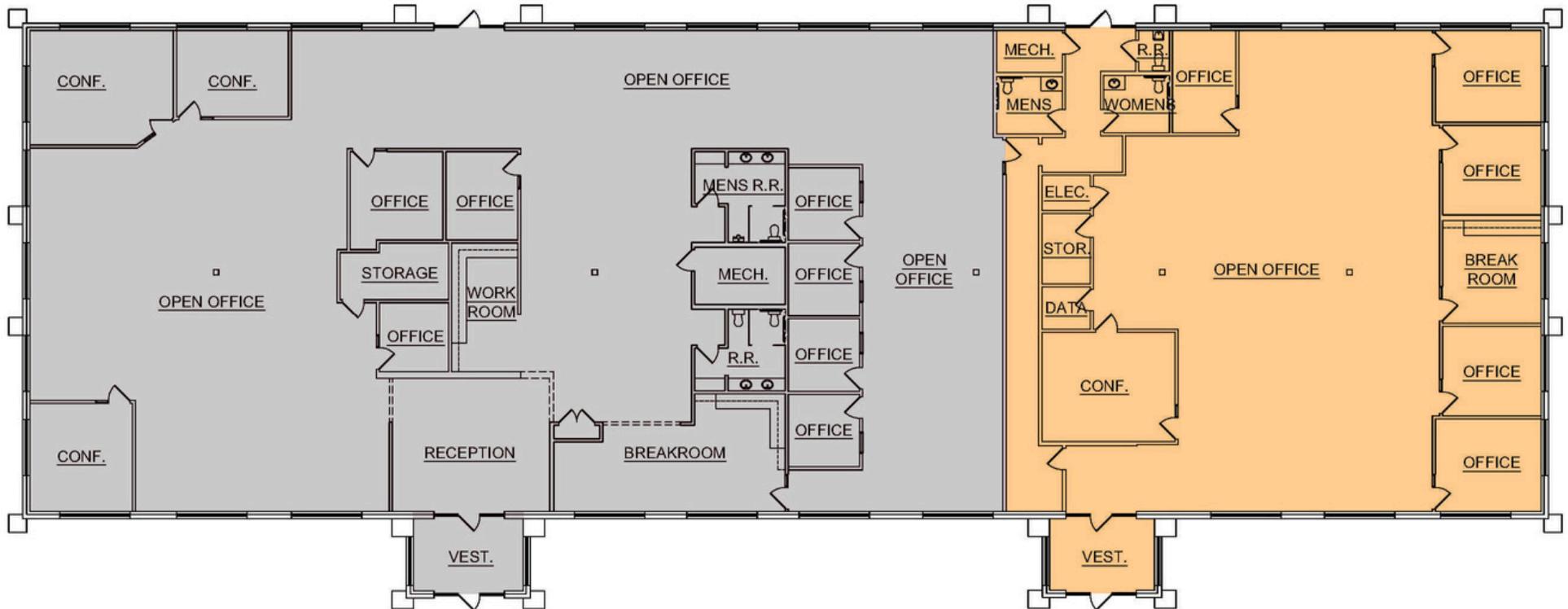
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FLOOR PLAN



5120 South Solberg
9,262 SF
LEASED THROUGH 8/30/2030

5116 South Solberg
5,189 SF
AVAILABLE FOR LEASE

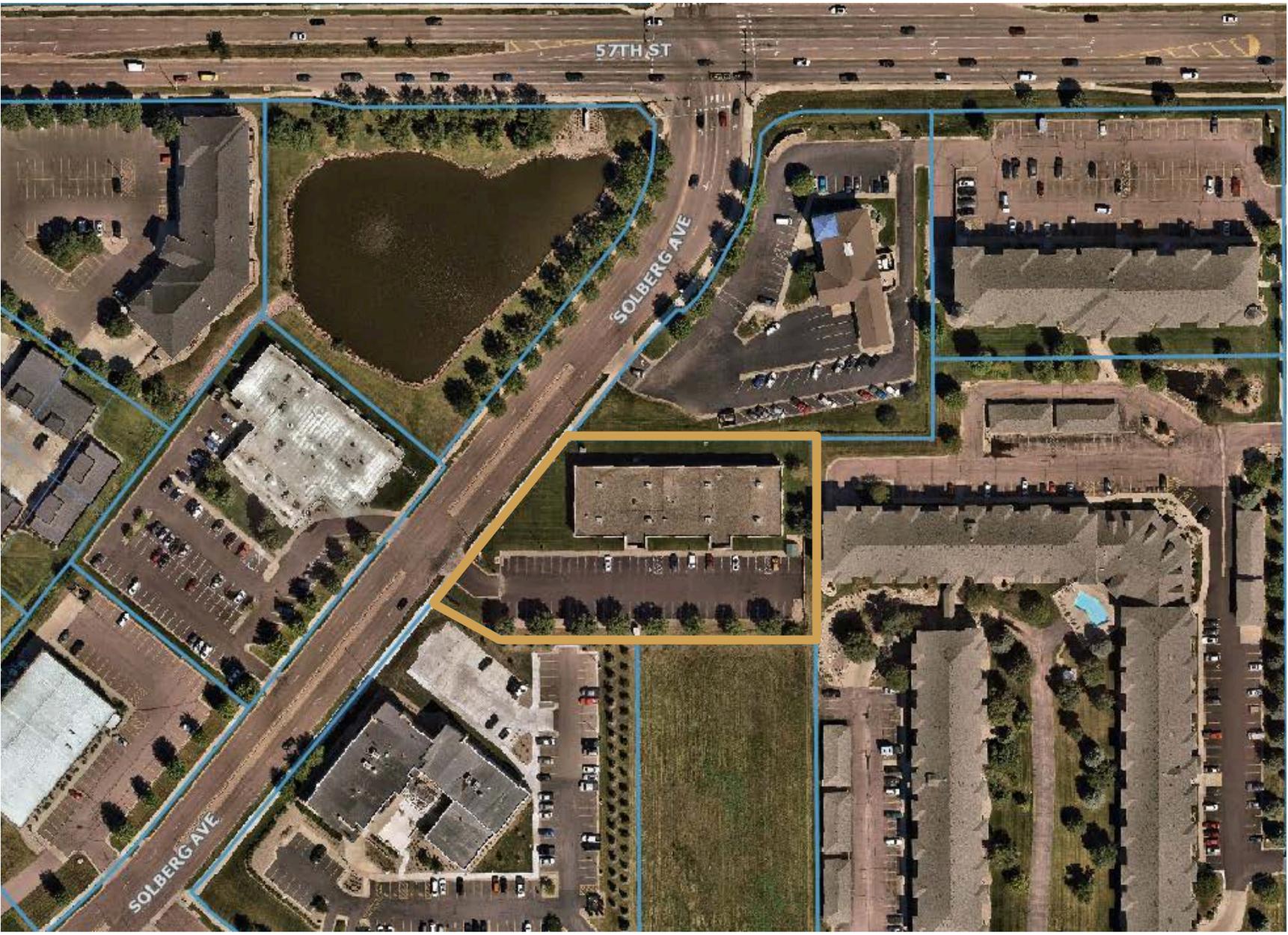
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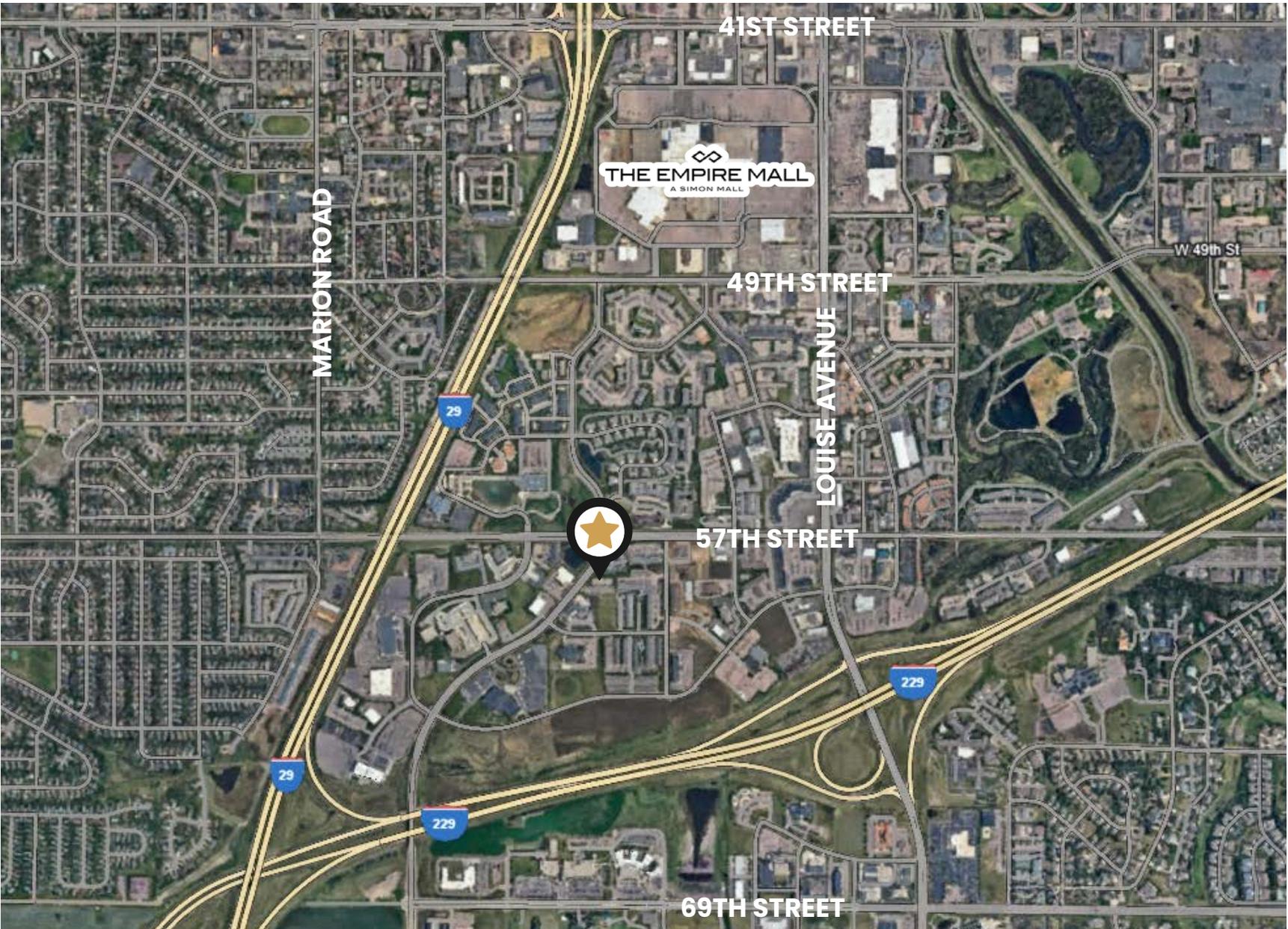
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Information herein deemed reliable, but not guaranteed.