

FOR LEASE



THE SUMMIT BUILDING

OFFICE SPACE

Bender
COMMERCIAL



5128 S. CLIFF AVENUE, SUITE 100
SIoux FALLS, SD



2,358 SF



\$13.00/SF NNN - YEAR 1
EST NNNs: \$5.35/SF

- Lower level, walk-out office space located near 57th Street and Cliff Avenue in southeast Sioux Falls.
- \$13.00/SF NNN for first year of acceptable lease.
- Space has a reception area, open work area, private office and in-suite restroom.
- 1:189 parking ratio.
- Monument signage available - great visibility with a daily traffic count of 14,000 vehicles.
- No backyard neighbors with Glenview Park located behind building.
- Neighboring businesses include Hy-Vee, Walgreens, HealthSource Chiropractic, Edward Jones, Falls Dental, Wells Fargo, Get N' Go, Great Clips and Stubbies.

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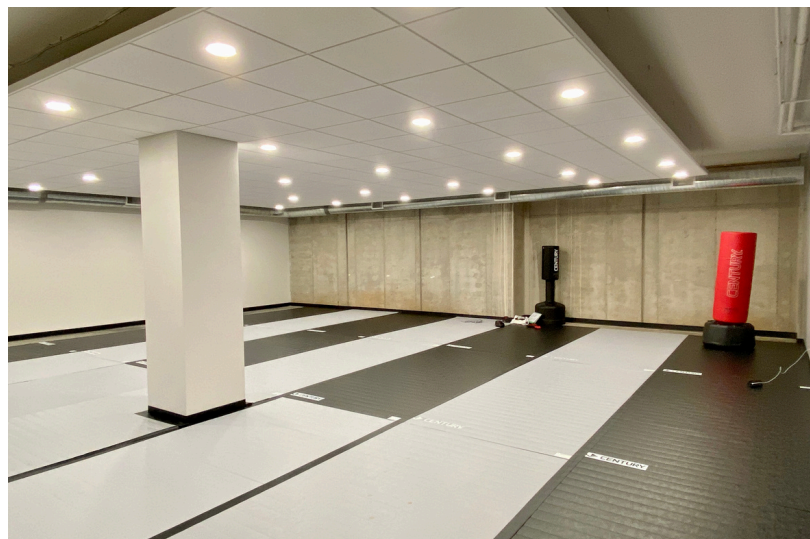
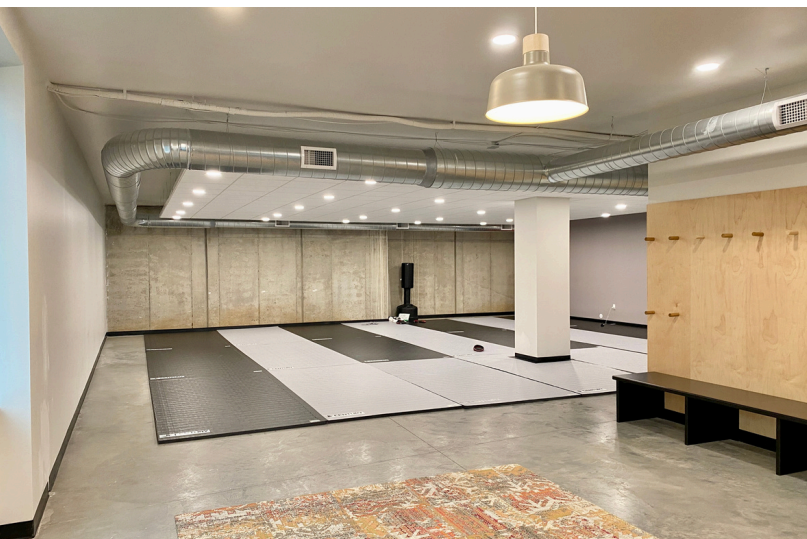
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