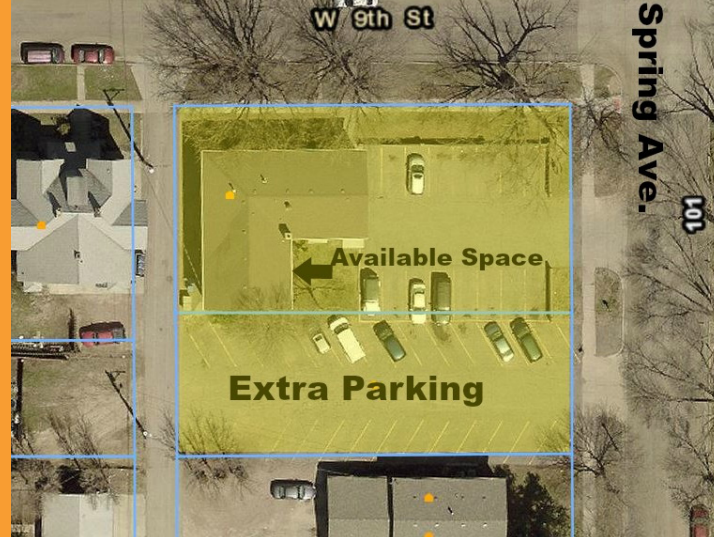


ACCORD

COMMERCIAL REAL ESTATE, LLC



PROPERTY DETAILS

This offering consists of a newly remodeled suite on the southwest corner of 9th Street and Spring Avenue. It has a reception area, four private offices (approximately 12.5' X 11) and shared use of a conference room. All utilities except telecommunications are included in the rent, and there is ample paved, on-site parking available to tenants of this building at no additional charge. Other tenants in the building are law offices, so this space would be great for a complementary business such as a CPA, financial advisor, private investigator, etc. The remodel includes new wood-look flooring in common areas, new carpet in the offices, new paint, ceilings, light fixtures, etc.

505 W. 9TH STREET
SIoux FALLS, SD 57104
FOR LEASE | \$1,500/MO.

- Zoning: Office
- 4 Offices
- Access to shared conf. room
- Ample paved, on-site parking
- Recently remodeled
- Monument signage
- Lease Type: Gross
(all utilities except telecom)



MIKE HAUCK, JD
BROKER / OWNER

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605.359.8430



Information herein deemed reliable, but not guaranteed.