OAK CENTRE I

SUITE 101 - FOR LEASE

LLOYD

3130 W. 57th Street, Suite 101
Sioux Falls, SD 57108

664 SF +/-

$16.00 / SF NNN
Estimated NNN: $5.73 / SF

LOCATION

Enjoy coming to work each day in this beautiful office space, with excellent visibility on 57th Street. Located near an I-229 interchange and many restaurants, retail, and fitness centers.

DESCRIPTION

- Floor plan includes reception/waiting area, one office, storage, patio space, and conference room/ office
- Available 01/01/2023
- An abundance of natural light
- Access to break room and training room, indoor swimming pool, Jacuzzi and fitness room
- Owner is a South Dakota licensed Real Estate Broker
- High traffic and excellent visibility
- Contact Broker for additional information for Tenant's use.

RAQUEL BLOUNT SIOR | *605.728.9092* | raquel@lloydcompanies.com

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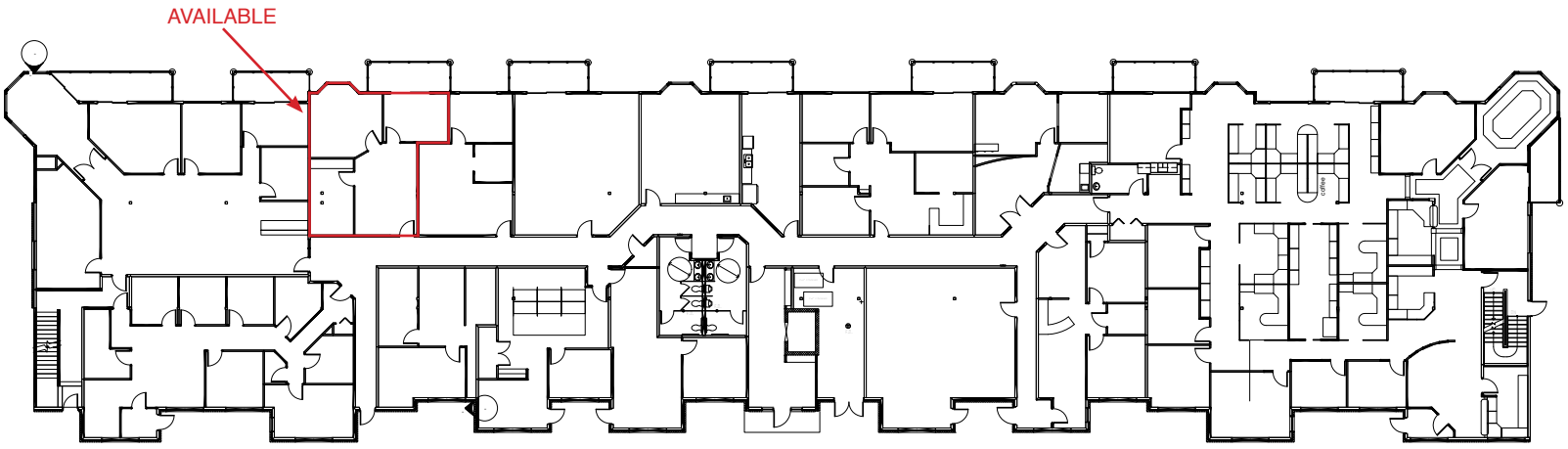
FLOOR PLAN

Concept only; subject to change



1 **Overall Main Floor Plan**

Scale: 3/32" = 1'-0"

In-Suite Utilities	Paid By (Tenant or LL)	Provider	Part of CAM (Yes or No)	Separately Metered (Yes or No)	Other (Notes)
Gas:	Tenant	Mid American Energy	No	Yes	
Electricity:	Tenant	Xcel	No	Yes	
Water:	Tenant (thru CAM Charge)	City of Sioux Falls	Yes	No	
Sewer:	Tenant (thru CAM Charge)	City of Sioux Falls	Yes	No	
Common Area Trash:	Tenant (thru CAM Charge)	Novak	Yes	N/A	
Phone/Cable/Internet:	Tenant	Multiple - Tenant Preference	N/A	N/A	

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INTERIOR PICTURES

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