

# 4928 N CLIFF AVENUE

OFFICE SPACE AVAILABLE FOR LEASE



 4928 N Cliff Avenue  
Sioux Falls, SD 57104

 3,840 SF +/-

 \$13.00 / SF NNN  
Estimated NNN: \$6.95 / SF

## LOCATION

Excellent location in close proximity to I-90, on the southeast corner of Cliff Avenue and 60th Street North

## DESCRIPTION

- Beautifully built-out as a clinic, perfect for medical, physical therapy, occupational therapy, behavior health, dentistry, workers compensation/illness care.
- Plentiful parking in front and rear of building
- Excellent tenant mix
- Available immediately

## BUILDOUT INCLUDES:

- 7 treatment rooms
- X-Ray room/development area/viewing area
- Large breakroom
- Therapy/exercise room
- Lobby/workroom
- Several private offices
- Multiple restrooms

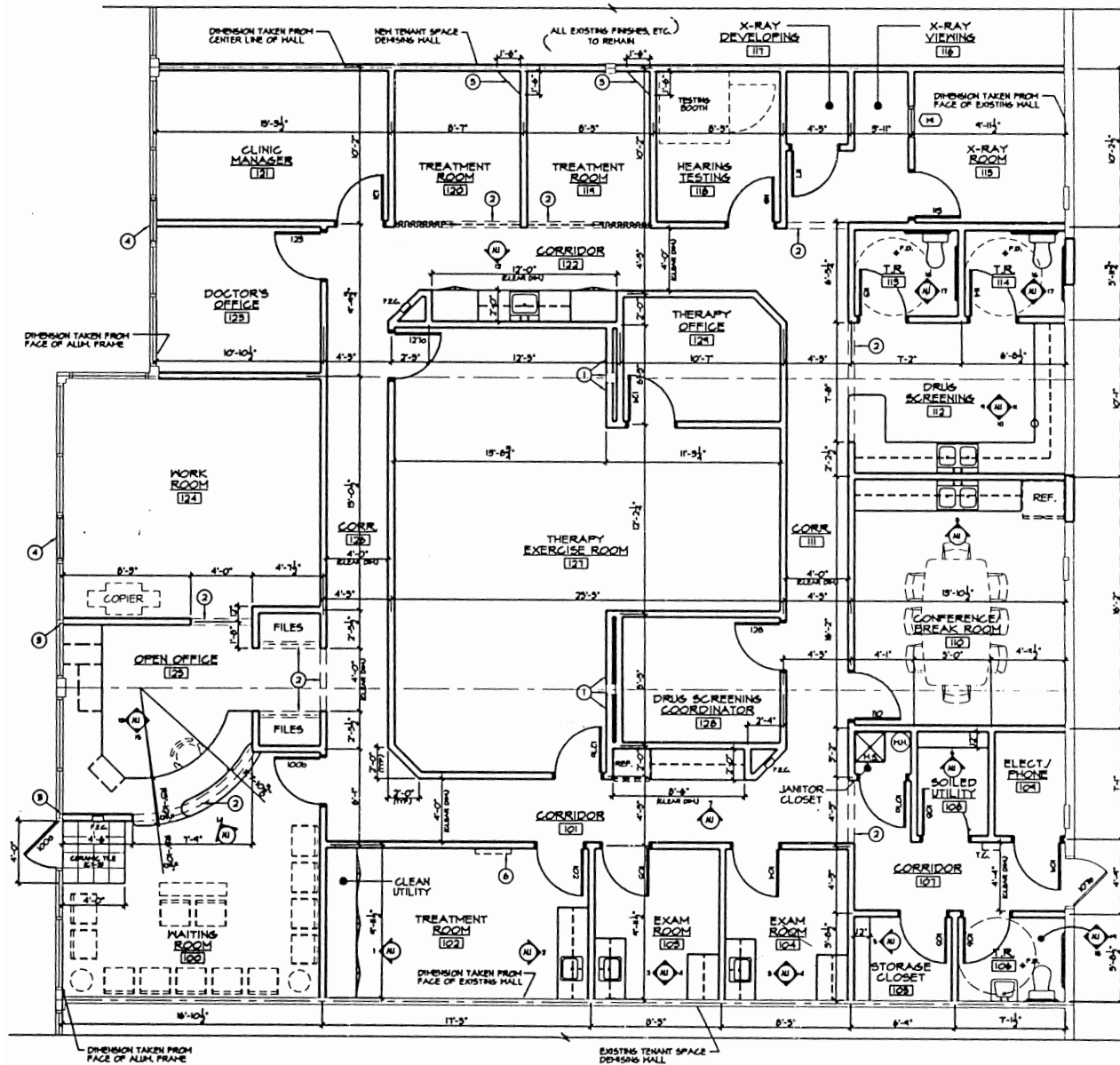
**KRISTEN ZUEGER** | 605.376.1903 | kristen.zueger@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# FLOOR PLAN

Concept only; subject to change



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## INTERIOR



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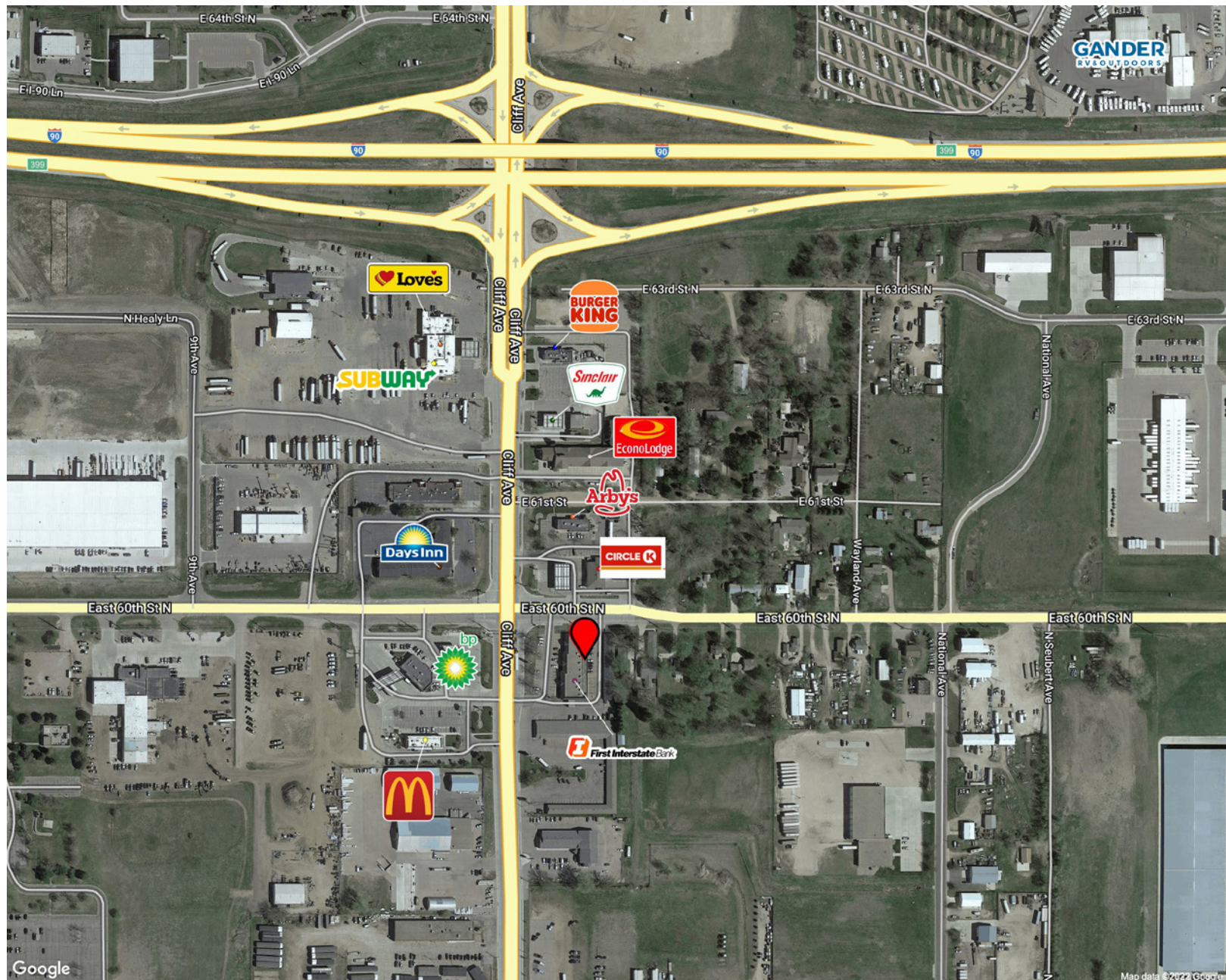


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## AREA MAP



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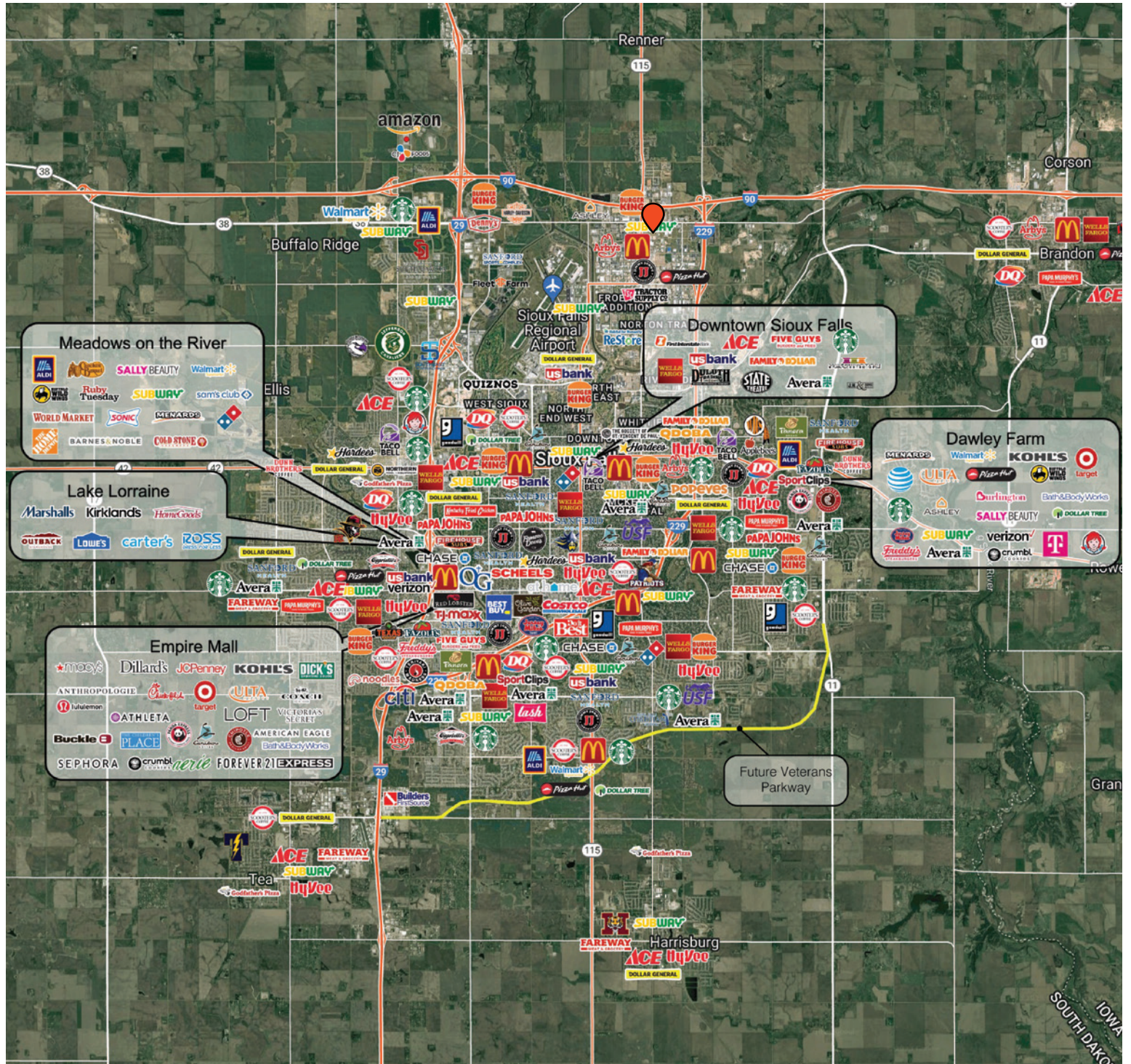


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## CITY MAP



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