

5020 S BROADBAND LANE

OFFICE SPACE FOR LEASE



5020 S Broadband Lane, Suite 2
Sioux Falls, SD 57108



3,875 SF +/-



\$15.00 / SF NNN
Estimated NNN: \$9.77 / SF

LOCATION

Situated within the Interstate Crossing Business Development, this location boasts a cluster of professional enterprises in its immediate vicinity. It offers convenient accessibility to 57th Street and is also in close proximity to both I-229 and I-29 for ease of transportation.

DESCRIPTION

- Floor plan includes 6 private offices, a conference room, a training room, shared restrooms, open area for cubicles, and a break room
- Available January 1st, 2024 – Contact Broker for additional details
- Lot Size: 1.78 Acres
- 59 on-site surface parking spaces
- CAM charge includes all utilities (except phone/Internet/cable)
- Tenant's pro-rata share of building operating expense is 40.60%
- Space includes current FF&E
- Development has 2 daycares within 2 miles
- Area businesses include Pathward Payment Systems, Omnitech, Farm Credit Services of America, Sammons Financial, Citi Bank, and more
- Contact Broker for additional information

RAQUEL BLOUNT SIOR

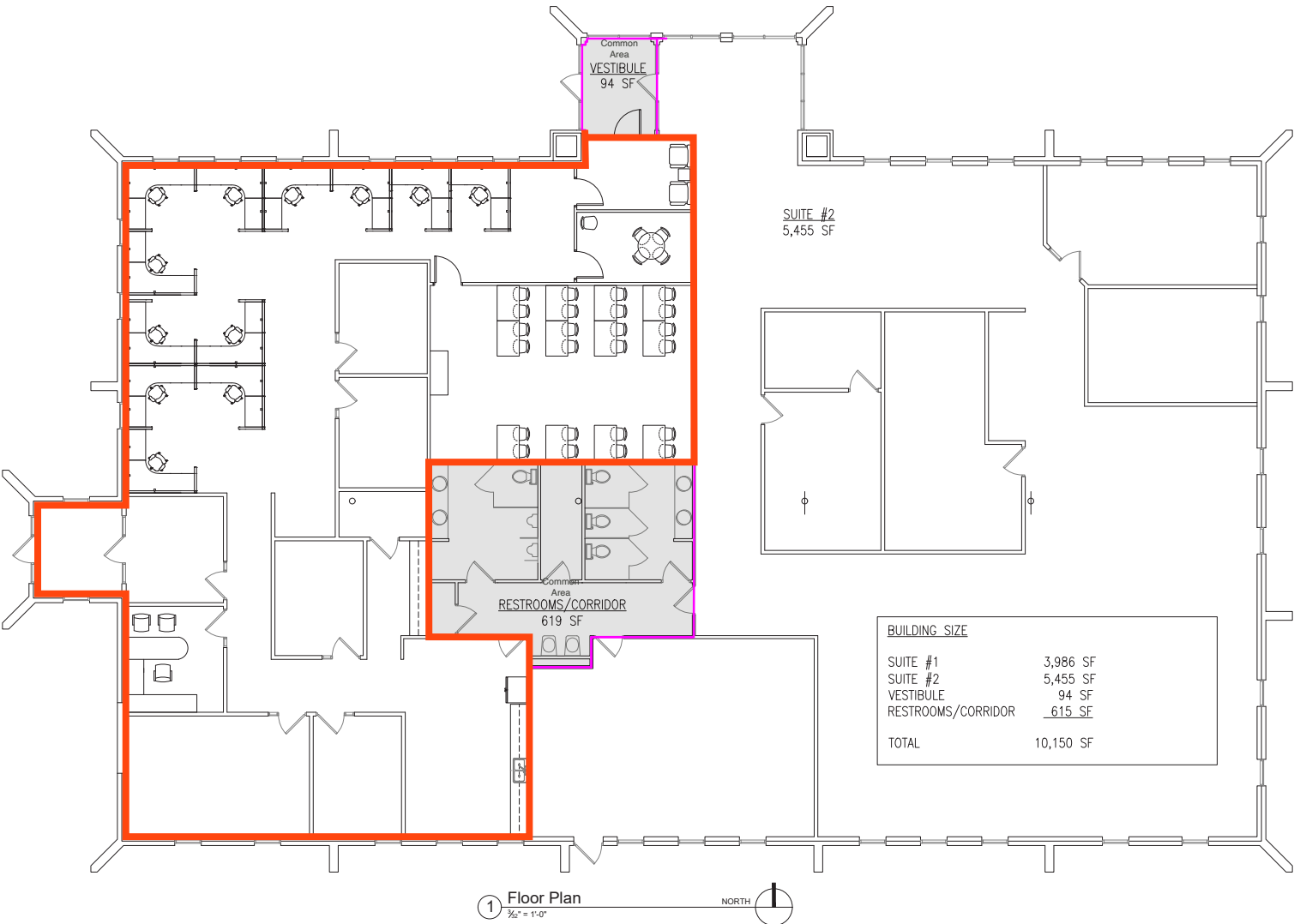
605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

FLOOR PLAN

Concept only; subject to change

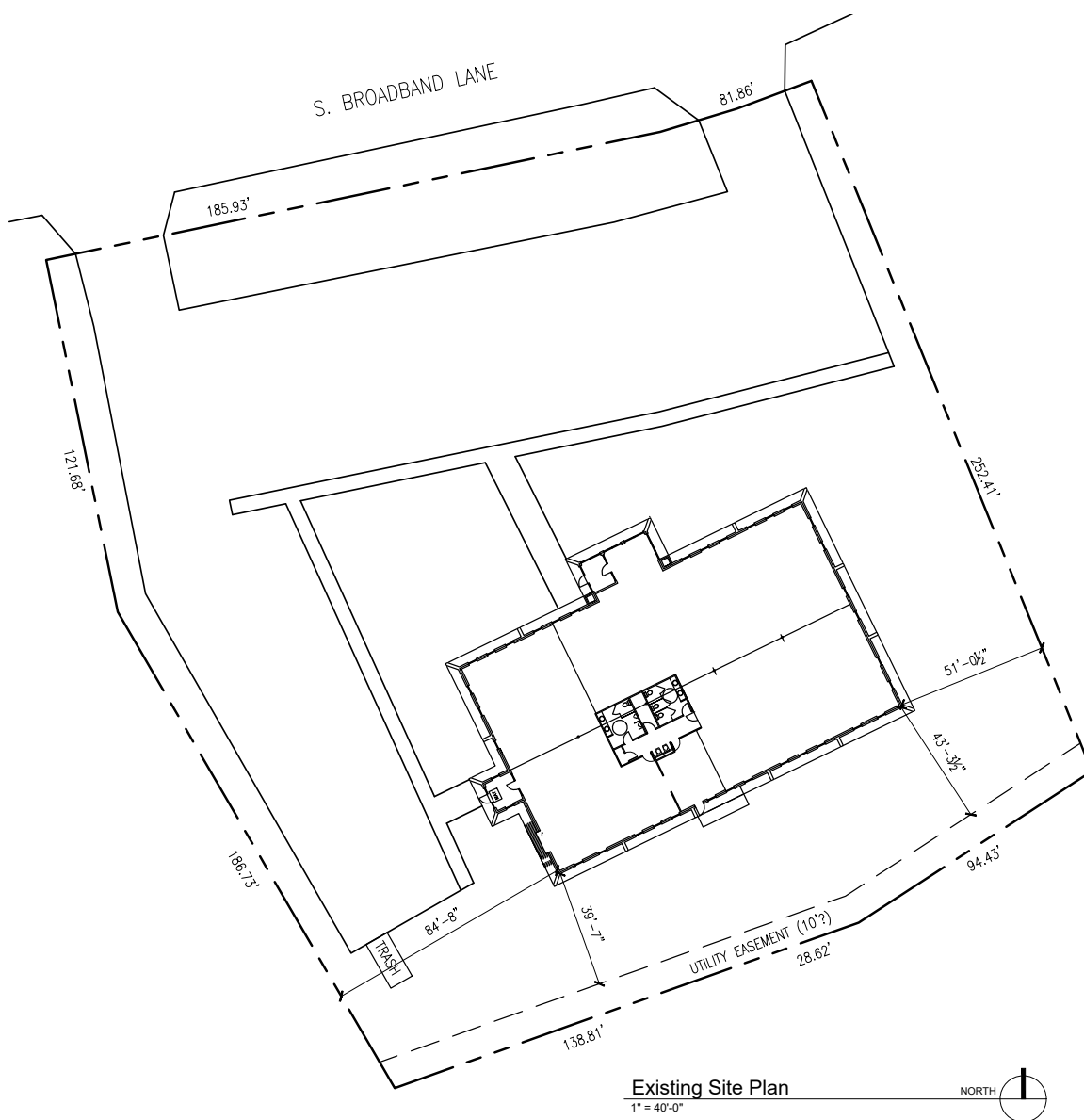


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INTERIOR



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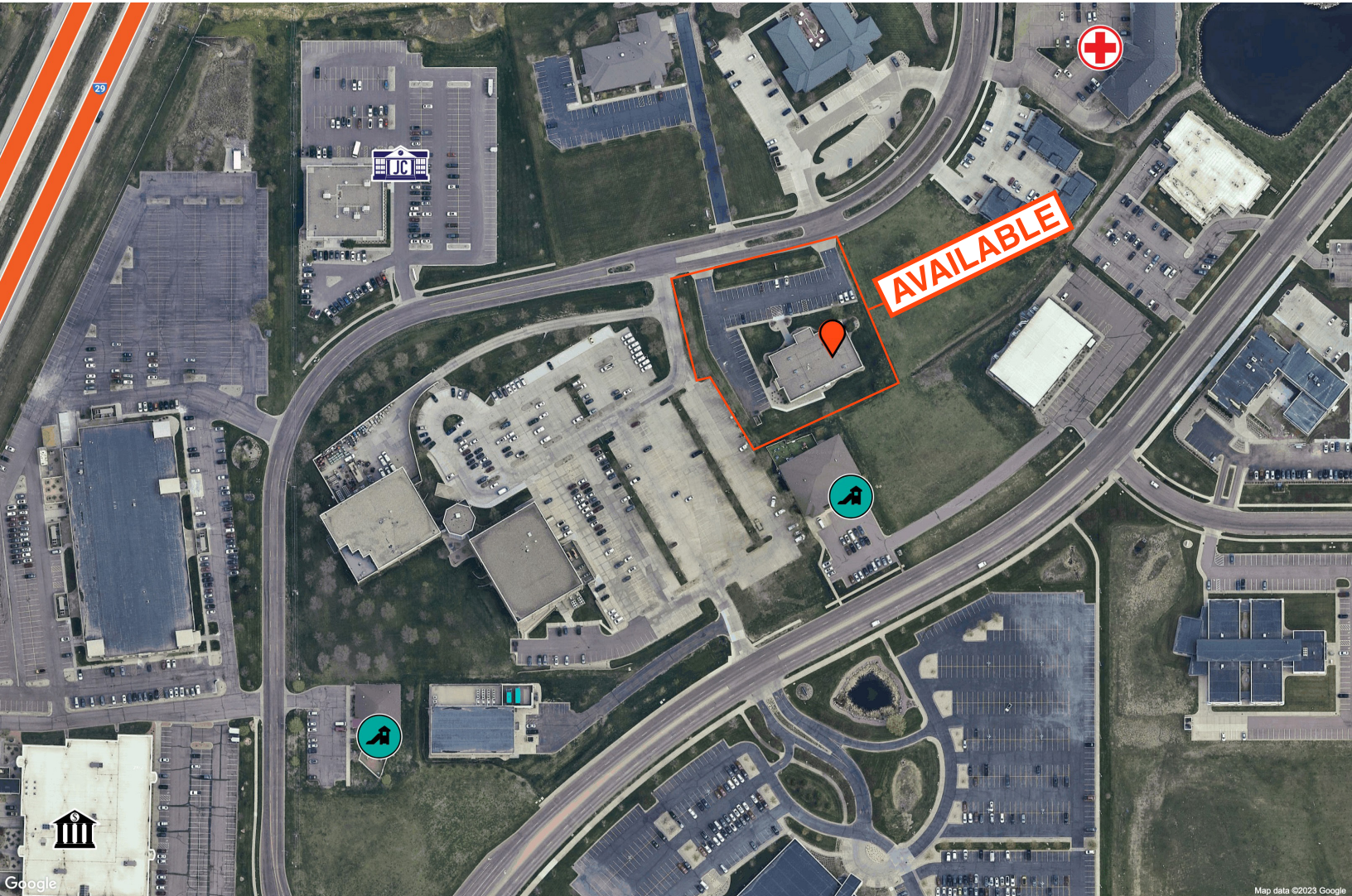
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SITE MAP



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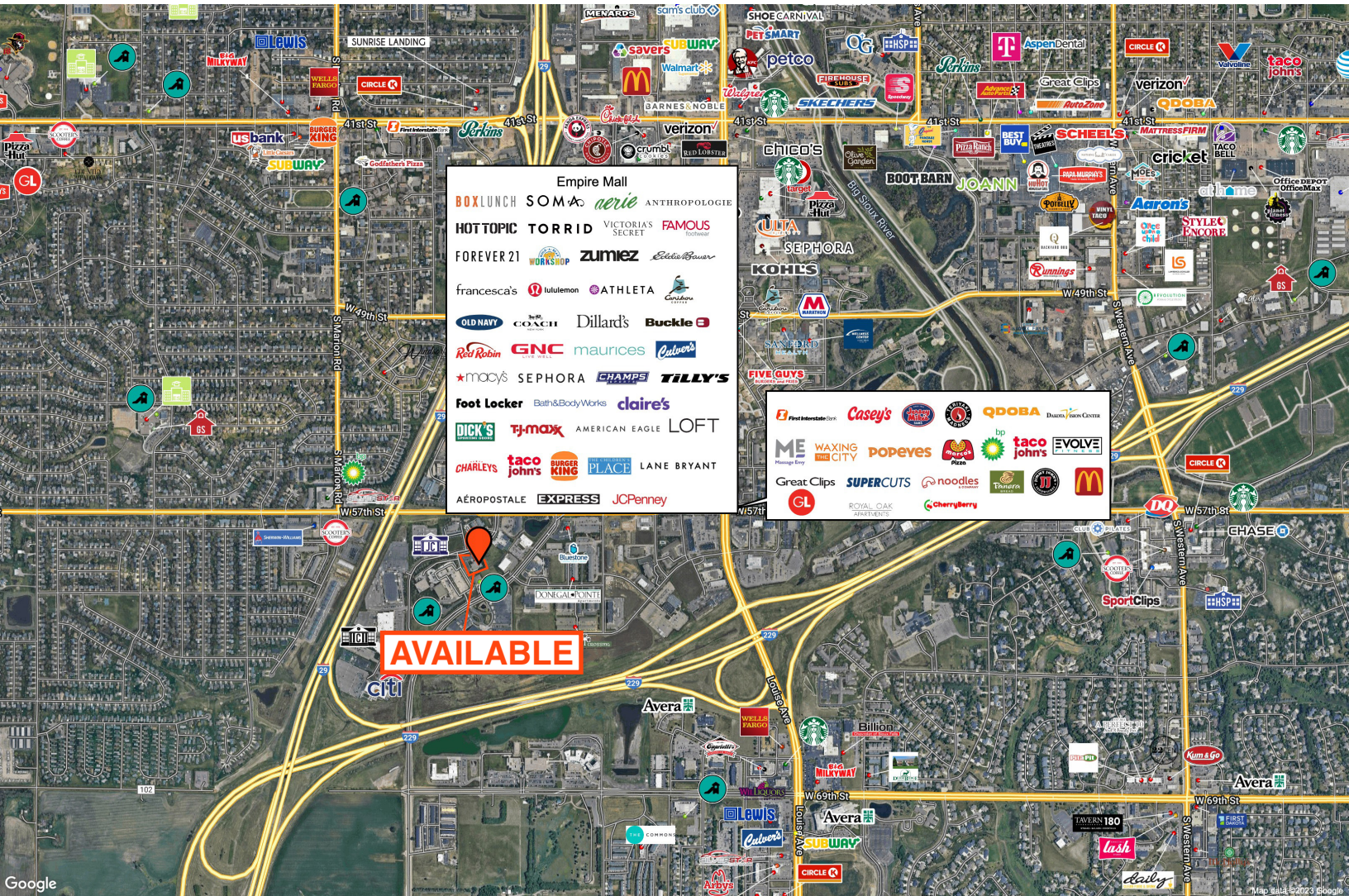
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AREA MAP



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