



805 N. Harlem Avenue, Suite 4 Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Flex/Gym/Industrial space for lease in north-central Sioux Falls
- Landlord is open to a 1-year lease for a startup gym tenant; longer lease terms available for an established gym tenant
- Office, reception area/waiting area, bathrooms
- Set up with two full basketball courts that can also be divided into six half-court spaces; personal property negotiable
- Landlord is open to converting the space to light industrial/flex

LOCATION DESCRIPTION

Located on the north-central side of Sioux Falls, just minutes from I-29 and Madison Street, with quick access to downtown and major corridors. The property is near the Denny Sanford PREMIER Center, Elmwood Golf Course, and surrounding businesses, making it a convenient, accessible location.

Lease Rate	\$8.00/SF NNN
NNN Expenses	\$1.67/SF
Suite Size	10,000 SF



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PHOTOS

805 N. HARLEM AVENUE, SUITE 4
Sioux Falls, SD 57104

FOR LEASE

Flex Space

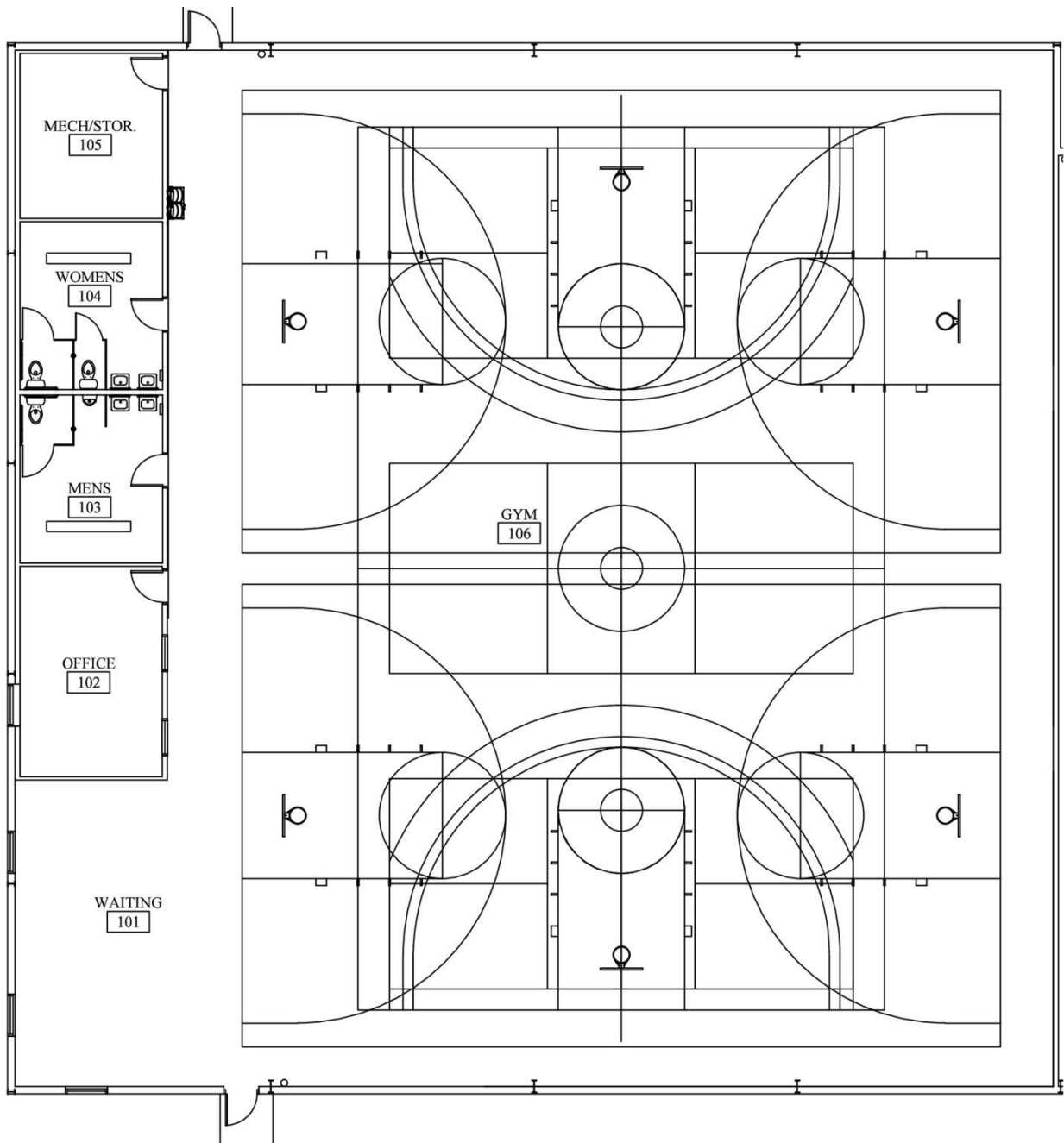


FLOOR PLAN

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FOR LEASE

Flex Space

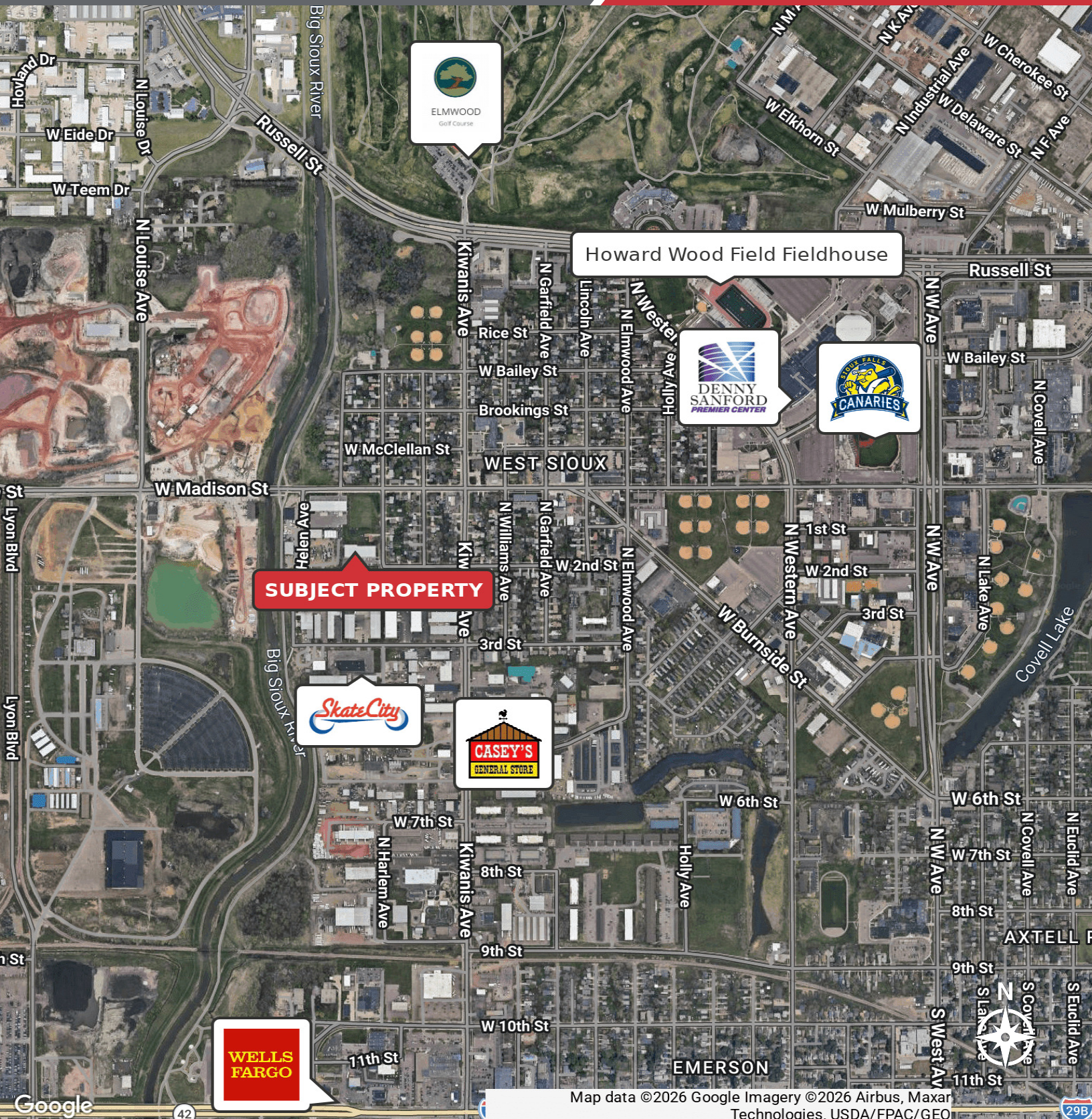


LOCATION MAP

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FOR LEASE

Flex Space



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NA Sioux Falls

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