



Lloyd Companies

# FORMER JOB SERVICE BLDG. FOR LEASE



## 817 W. RUSSELL STREET

### Property Features

- Located on Russell Avenue next to Malloy Electric
- Close proximity to Minnesota Avenue, Kiwanis Avenue, the Airport, Sioux Falls Convention Center, many hotels and restaurants and the downtown area.
- Interstate access just minutes away
- Traffic Count is 19,700 cars per day
- Large two-level office building
- Abundant parking available

*Information deemed reliable but not guaranteed.*

### Property Specs

Building Sq. Ft. :    Approx. 30,895  
 Lot Size:            45,302 sq. ft.  
 Sq. Ft. Available:    Approx. 25,341 sq. ft.  
 Garden Level Floor:  Approx. 10,000 sq. ft.  
 Upper Floor:         Approx. 15,341 sq. ft.  
                               Will Subdivide  
 Lease Price:         \$9.00/sq. ft. + Utilities  
 Zoning:                OS

### Contact Information



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