



- Clean, bright and affordable office space.
- Gross rent, parking & utilities are included!
- Short term leases available.

406 S 2nd Ave:

Suite 202 - Two offices and large open area. Great private space for a small business!

408 S 2nd Ave: LEASED

Suite 201 is 4 offices and open reception/work area and alcove for copying or storage. This suite has very roomy offices and lots of windows. So much for the \$\$!!

405 S 3rd Avenue building features:

- Elevator
- Shared conference room available.
- Single offices starting as low as **\$125 per month!**
- Single offices can be combined for two or three offices connecting.
- Mail forwarding available for additional fee.
- 101 can be divided - single or multiple offices available.
- Suite 201 features updated finishes, granite-topped reception desk and 10-11 private offices, break room and/or conference room.

Owner(s) are licensed Realtors® in SD.

**For Lease  
New Rates!  
406 & 408 S. Second Ave.  
405 S. 3rd Ave.  
Sioux Falls, SD**

Suite	Square Feet	Monthly Gross Rent
406 S 2nd Ave		
Suite 202	700	\$550
408 S 2nd Ave		
Suite 201	1100	LEASED
B-2	375	LEASED
405 S 3rd Ave		
100A	124	LEASED
100B	120	\$125
100H	110	LEASED
102D	125	\$125
101B	140	LEASED
101C	90	\$125
101D	125	\$125
101E	140	\$125
201	2500	\$1875



Andy Fleming  
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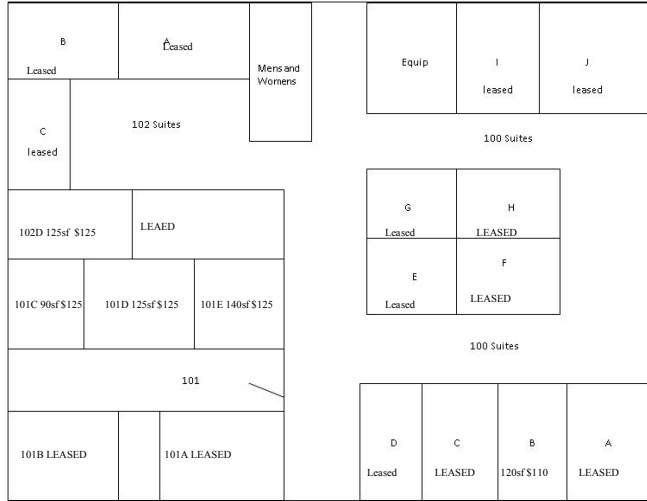
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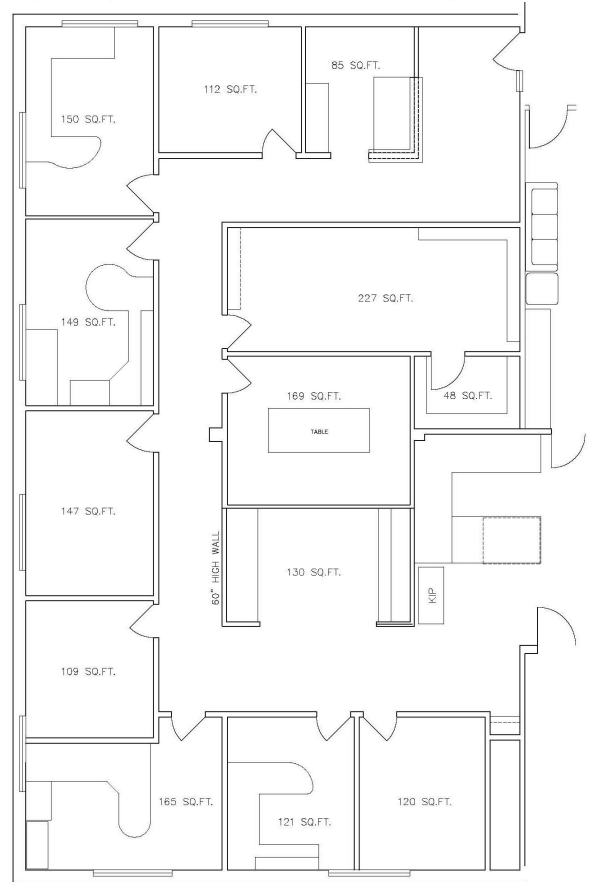
101 S. Main Ave. Fl. 4 Sioux Falls, SD 57104



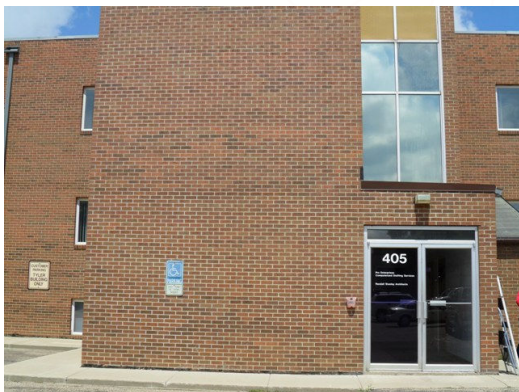


Not to scale

**405 S 2nd Avenue  
1st Floor  
100 & 102 Single Suites and  
Suite 101**



**405 S 2nd Avenue  
2nd floor  
Suite 201**



Contact Broker for more information on floor plans and options at Fawick Center!



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