

**FOR
LEASE**

ROLLING HILLS WORK CAVES

NEAR WEST 57TH STREET & LOUISE AVE



4121 & 4135 W 57TH STREET
SIOUX FALLS, SD 57108



SIZE (2,937 sq ft)

Suite 4139: 1,958 sq ft (main) + 979 sq ft (upper level)
Suite 4141: 1,958 sq ft (main) + 979 sq ft (upper level)
Suite 4143: 1,958 sq ft (main) + 979 sq ft (upper level)



PRICE

\$2,000/month (Gross) + Utilities



LOCATION

Property is located on West 57th Street, one block from Louise Avenue near one of the busiest intersections in Sioux Falls directly south of the Rolling Hills Retail Center.



FEATURES

- Move-in ready, including a full kitchen and lounge area
- Appliances included
- Granite countertops
- Full bathroom including walk-in shower
- Washer and dryer included
- Two floors
- Luxurious workspace with all the amenities of home
- 20 ft. sidewalls
- Fully insulated
- Heated throughout
- Cooled throughout
- 12 ft x 14 ft insulated side-mounted motorized overhead door
- Four 5 ft x 6 ft windows per unit for natural lighting
- Dimmable LED Lights
- Access to the entrance from 57th Street

A member of the ownership group is a licensed real estate broker with the State of South Dakota.



Vick Patel



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

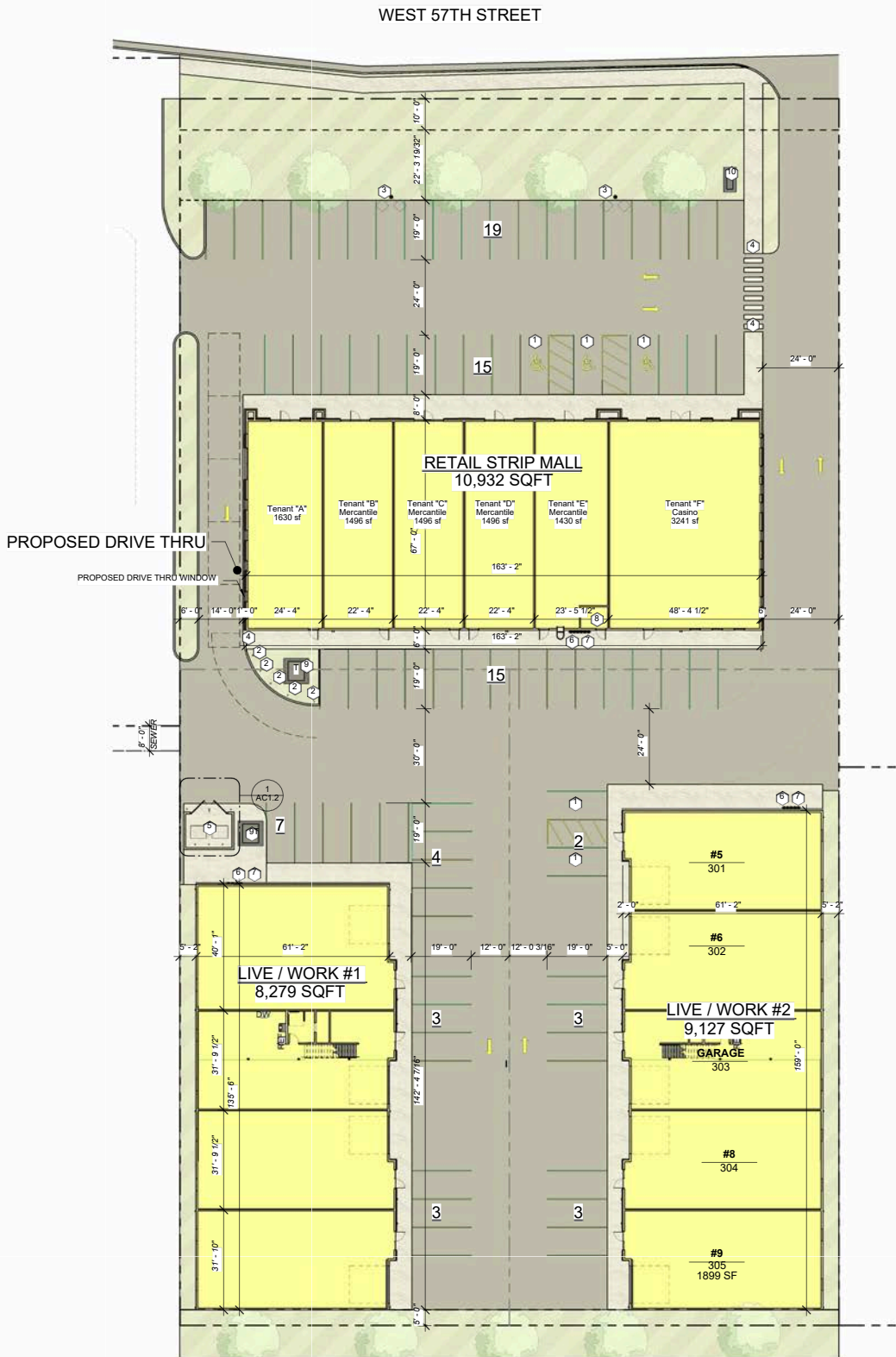


857-310-4509
mike@tysdalcommercial.com

RETAIL AERIAL MAP



SITE PLAN



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

FLOOR PLAN

GENERAL NOTES - FLOOR PLANS

- A. DIMENSION FROM FACE OF FINO UNLESS OTHERWISE NOTED
- B. OTHER WALL TYPES TO BE SHOWN IN PLAN AS PER OTHER SPECIFICATIONS
- C. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
- D. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED
- E. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED
- F. CALL OUT DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
- G. CALL OUT DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED
- H. SEE ROOM FINISH SCHEDULE ON SHEET A2.1 FOR ALL INTERIOR FINISHES
- I. FINISHES TO BE SHOWN AS REFERENCE ONLY NOT IN PLACE UNLESS OTHERWISE NOTED
- J. APPLICATIONS TO BE SHOWN AS REFERENCE ONLY NOT IN PLACE UNLESS OTHERWISE NOTED

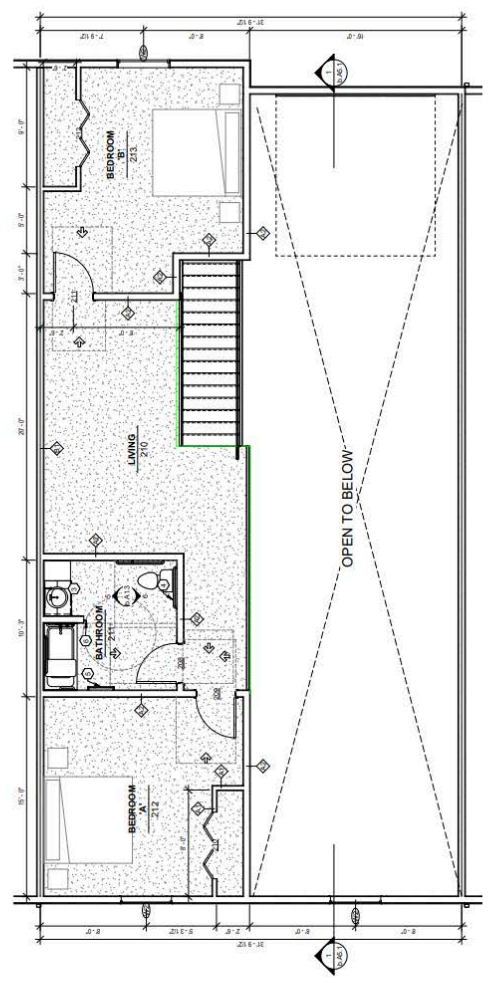
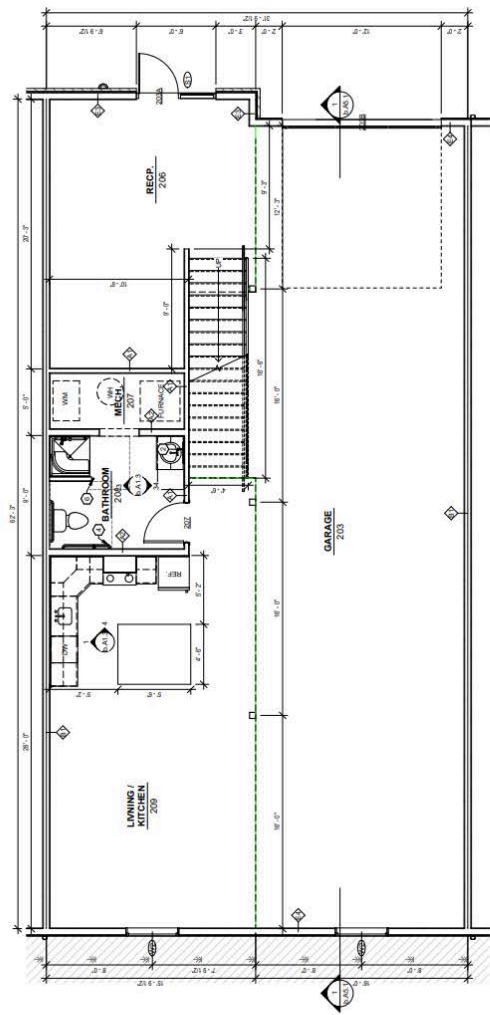
KEYNOTES - FLOOR PLANS

- 1. INDICATES ACCESSIBLE FLOOR
- 2. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 3. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 4. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 5. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
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- 9. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 10. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 11. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 12. INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- 13. INDICATES HEARING IMPAIRED FLOOR TELEPHONE

FLOOR PLAN LEGEND:

- INDICATES ACCESSIBLE FLOOR
- INDICATES HEARING IMPAIRED FLOOR TELEPHONE
- WALL TYPE SEE SHEET T1.3
- WINDOW TYPE/FRONT TYPE SEE SHEET T1.1
- DOOR # SEE SHEET A2.1
- DOOR APPROACH FOR ADA CLEARANCES
- SHEAR WALL SEE STRUCT.
- FLOOR DRAIN SEE MECH.
- FLOOR SINK SEE MECH.
- DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR



PHOTOS



PHOTOS



PHOTOS

