

**FOR
LEASE**

ROLLING HILLS WORK CAVES

57TH & LOUISE

ONLY ONE UNIT LEFT!



4139 W 57TH STREET SIOUX
FALLS, SD 57108



SIZE (2,937 sqft)

Suite 4139: 1,958 sqft (main) + 979 sqft (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

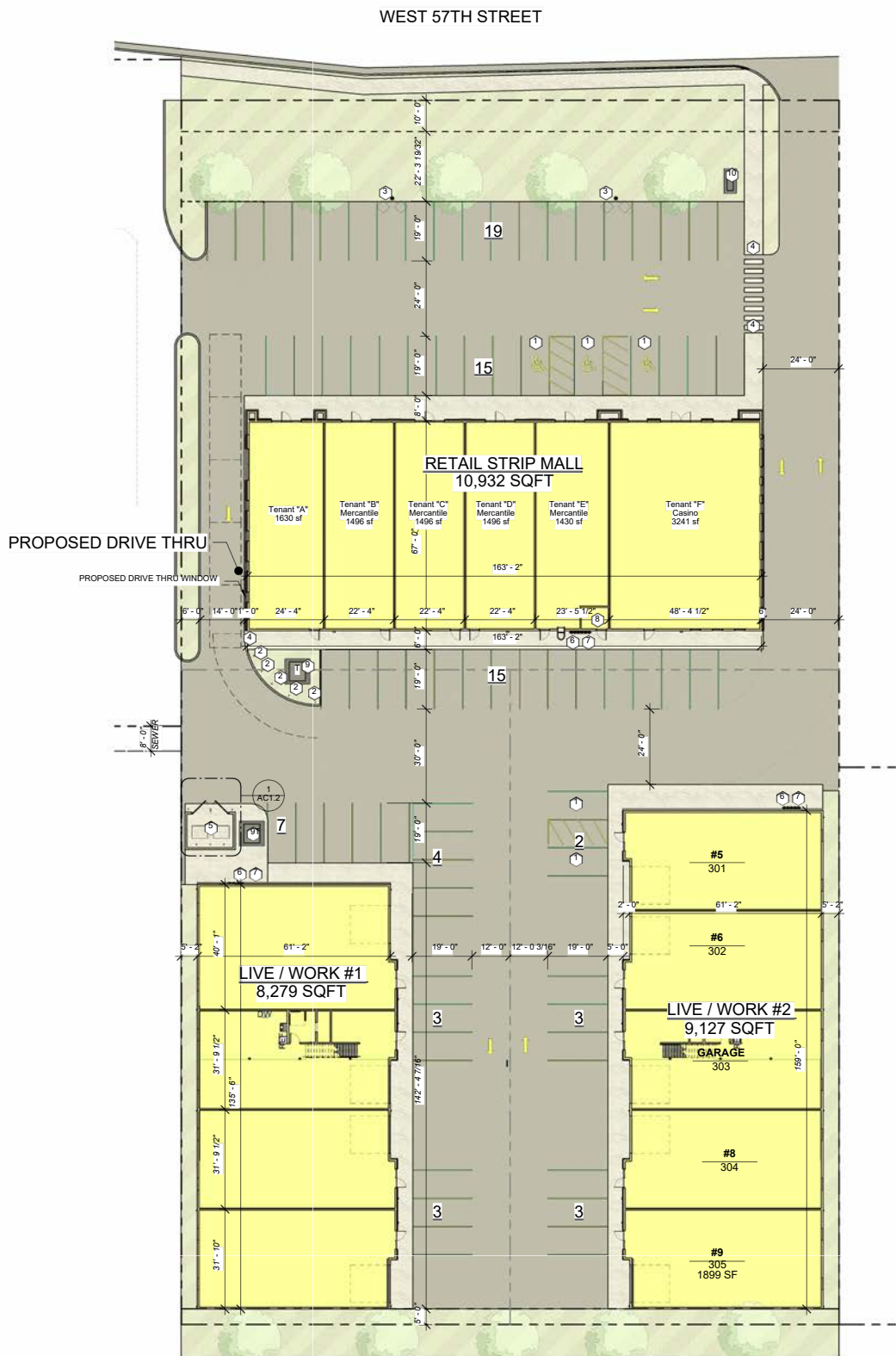


310-4509
mike@tysdalcommercial.com

RETAIL AERIAL MAP



SITE PLAN



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

GENERAL NOTES - FLOOR PLANS

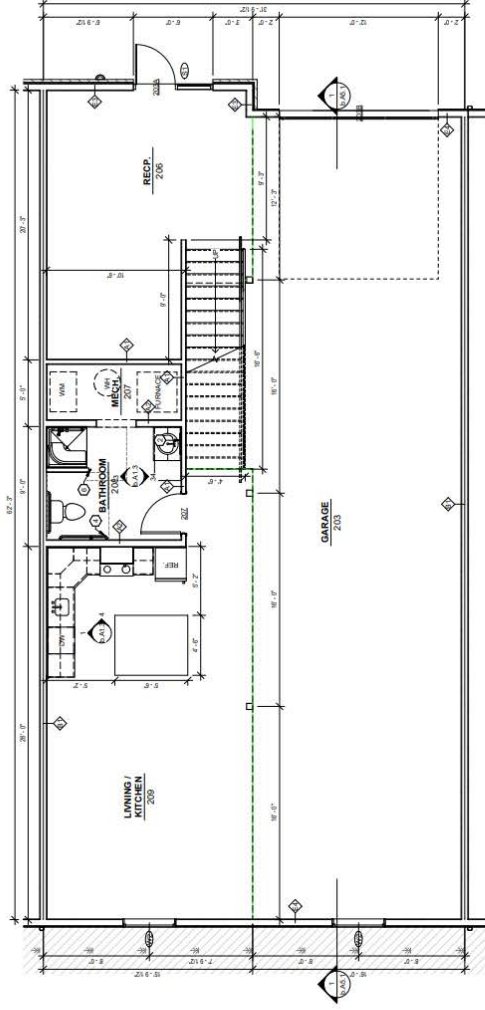
- A. ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
- B. ALL DIMENSIONS TO BE VERTICAL UNLESS NOTED OTHERWISE.
- C. OVERSIZES NOTED W/IN THE LISTED DIMENSIONS.
- D. FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH.
- E. REPORT ANY DIFFERENCES PRIOR TO CONSTRUCTION.
- F. VERIFY ALL DIMENSIONS TO ARCHITECT IMMEDIATELY.
- G. ALL DIMENSIONS TO BE VERTICAL UNLESS NOTED OTHERWISE.
- H. RESISTANCE RATING, WHERE REQUIRED.
- I. CLASS OF FINISH COLOR, WHERE REQUIRED.
- J. CLASS OF FINISH COLOR, WHERE REQUIRED.
- K. SEE SHEET 17 FOR CONFORMANCE FRAME ELEVATIONS. DOOR SEALS TO BE 1/4" COMPRESSIBLE.
- L. SEE BOOK AND WINDOW SCHEDULE FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- M. CONTRACTOR TO MAINTAIN SHOWS REFERENCE UNITS NOT IN CONTRACT.
- N. PROVIDE CORNER GUARDS AT ALL INTERIOR OUTSIDE CORNER.

- ## Q KEYNOTES - FLOOR PLANS
1. PAPER TOWER DOWER LOCATION. SEE ADA REQUIREMENTS FOR
 2. WALL MOUNTED SOAP DISPENSER LOCATION. SEE ADA
 3. REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED
 4. HEIGHTS REQUIRED
 5. ACCESSIBLE DRINK BARS. SEE ADA REQUIREMENTS FOR
 6. ACCESSIBLE MOUNTING HEIGHTS
 7. TOWER RACK.
 8. ELECTRONIC LOCK.
 9. ELECTRONIC PANEL LOCATION (SEE ELEC.)
 10. FACP (SEE ELEC.)
 11. WATER TAP LOCATION (SEE MECH.)
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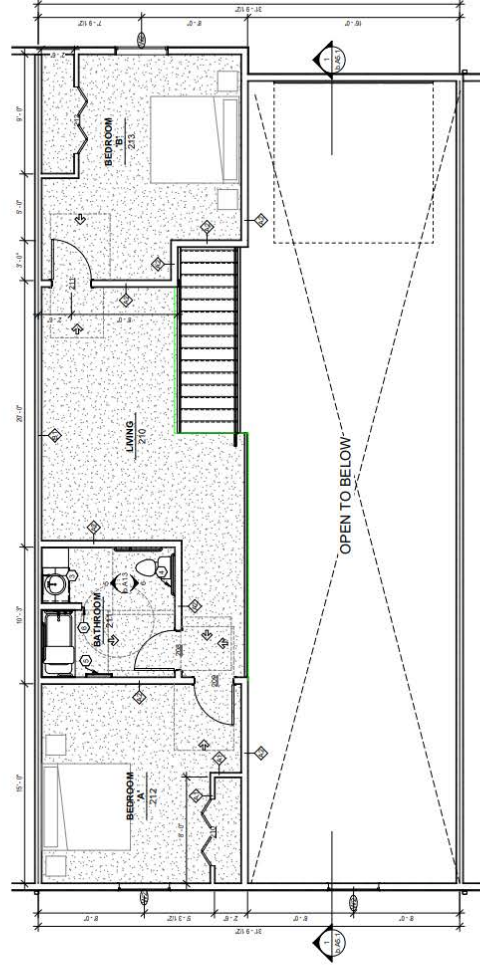
FLOOR PLAN LEGEND:

	INDICATES ACCESSIBLE ROOM
	INDICATES WARNING OF UNGROUNDED ROOM. SEE ELECTRICAL.
	WALL TYPE. SEE SHEET T1.3.
	WINDOW/STOREROOM TYPE. SEE SHEET A7.1.
	DOOR & SEE SHEET A7.1.
	DOOR APPROACH FOR ADA CLEARANCES
	SHEEN WALL. SEE STRUCT.
	FLOOR DRAIN. SEE MECH.
	FLOOR SINK. SEE MECH.
	POWER/SPLIT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



1 LIVE / WORK PLAN 'TYPE A'



2 FINISH FLOOR 2 'TYPE A'
1/4" = 5'-0"

PHOTOS



PHOTOS



PHOTOS

