



5422 E Arrowhead Pkwy
Sioux Falls, SD 57110



Size

1,535

Square Feet +/-



Price

Base Rent:

\$ 18.00 PSF

NNN: \$8.25 PSF



Zoning

C-4

Regional
Commercial



Space Summary

- Warm Vanilla Shell space ready for tenant improvements and move-in
- Prime eastside location adjacent to both Arrowhead Parkway and Veterans Parkway
- Ideal showroom and retail space for local and regional retailers
- Space customizable to tenant needs and requirements
- Co-tenants include HuHot, Woofs & Waves, The Man Salon, Verizon Wireless World, and Pro Nails II
- Adjacent to Dawley Farms Village and other retail, healthcare and residential centers



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 18.00	\$ 2,302.50	\$ 27,630.00
CAM*	5.25	671.56	8,058.75
Real Estate Taxes*	2.45	313.40	3,760.75
Property Insurance*	0.55	70.35	844.25
Total	\$ 26.25	\$ 3,357.81	\$ 40,293.75

*Estimate

Floorplan



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



Samuel Assam | President & CEO
 Phone: (605) 334-8040
 Email: sam@assamcompanies.com
 Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



 Photo Gallery



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104