



**FOR LEASE**  
Office Opportunity

**704 NORTH WEST AVENUE**

**AVAILABLE:** 1,035-2,100 square feet

**YEAR BUILT:** 1959  
Renovated in 2000 &  
2007

**LEASE PRICE:** \$10.00 psf, NNN

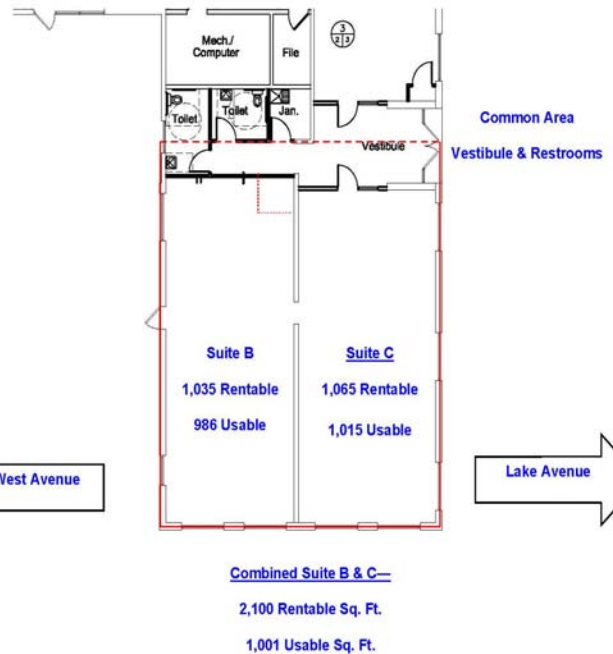
**TENANT IMPROVEMENT  
ALLOWANCE:** \$20.00 per usable sq.ft.

**NNN EXPENSES:** Estimated to be \$3.00  
per square foot.

**ZONING:** O - General Office

**OTHER:**

- Entire space is 2,100 rentable.
- Can be subdivided to one 1,035 sq.ft. and one 1,065 sq.ft. space.
- SD Urban Indian Health has right of first refusal on vacant space.
- Common area restrooms.
- Monument sign on West Avenue.
- \$100,000 renovation completed December 2007.
- Excellent location close to the Arena and Convention Center.
- Owner is a licensed South Dakota Real Estate Broker.



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OFFICE

