

**Nate Stencil**  
o: 605 339 3009  
c: 605 940 6381

**John Eikanger**  
o: 605 339 3009  
c: 605 376 6105

**Pete Stencil**  
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c: 605 351 9991

**Al Schlaikjer**  
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**Courthouse Square**  
**2nd Floor**  
**325 South 1st Avenue**



**OFFICE SPACE**  
**FOR LEASE**

Space Available: *4,666 sq.ft.*  
Base Lease Rate: *Call for details*  
Lease Terms: *Gross or NNN*  
Tenant Improvement Allowance: *\$30.00 P.S.F.*  
Occupancy: *Immediate*  
Year Built: *New*  
Lease Terms: *Minimum 5 year*

**Property features:**

- *2nd floor space - Can be subdivided*
- *Inexpensive utilities and taxes*
- *First "green" building in South Dakota*
- *Includes 2 underground parking spaces and other parking available*
- *Open plaza*
- *Prime downtown location*
- *Current tenants include: US Attorney General, ATF, Secret Service, and Stencil Corporation*

