

Western Avenue Office Building

3801 South Western Avenue

**FOR
LEASE**



Professional Office Suites



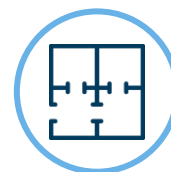
LOCATION

Highly visible office site at the corner of 46th St. & Western Ave. with close proximity to I-29



CO-TENANCY

Allstate Insurance, All About Travel, Campbell's Home & Auto Store, JL Beers, Scheels, Potbelly Sandwiches



LAYOUT

Each suite includes private offices, breakrooms and reception areas



SUITE 102

Size: 1,610 SF
Price: \$14 PSF + utilities



SUITE 104

Size: 2,337 SF
Price: \$14 PSF + utilities



SUITE 105

Size: 2,337 SF
Price: \$1,000 mo. (Gross)
Available: March 1st, 2020



Information deemed reliable but not guaranteed.



605.361.8211 | VBCLink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



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Aerial Map



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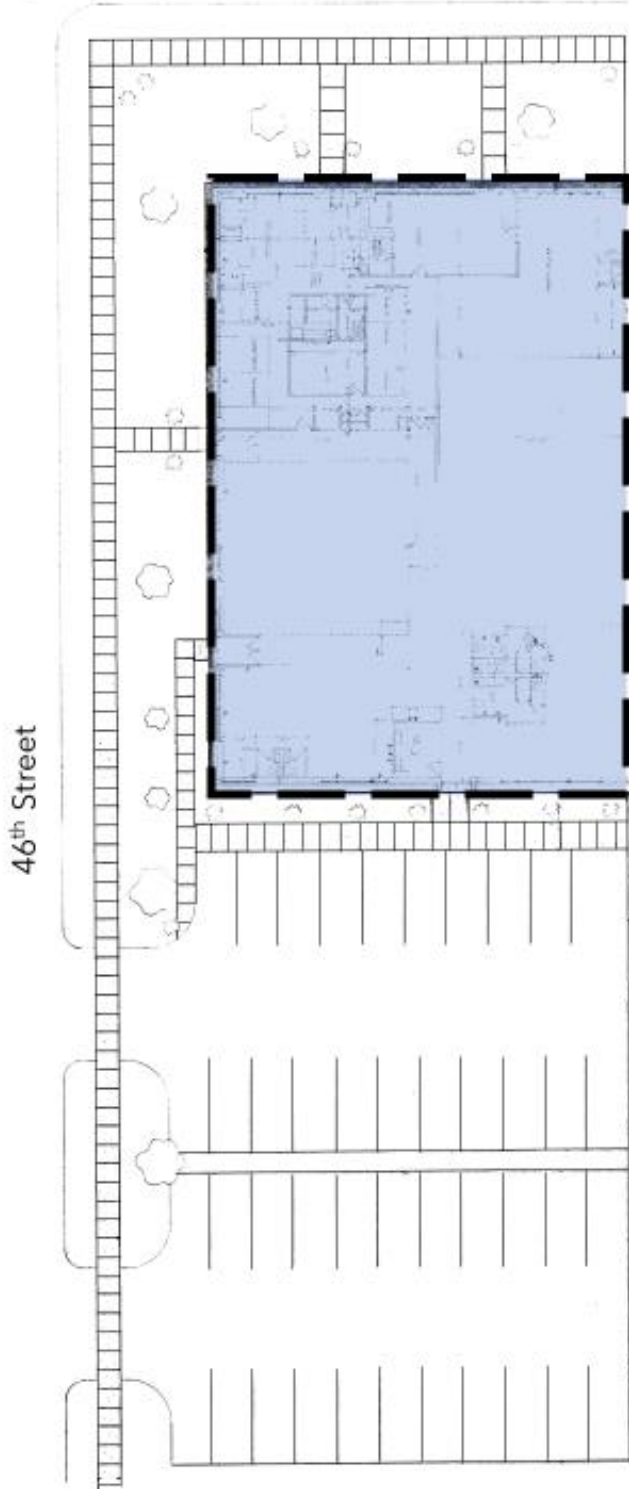
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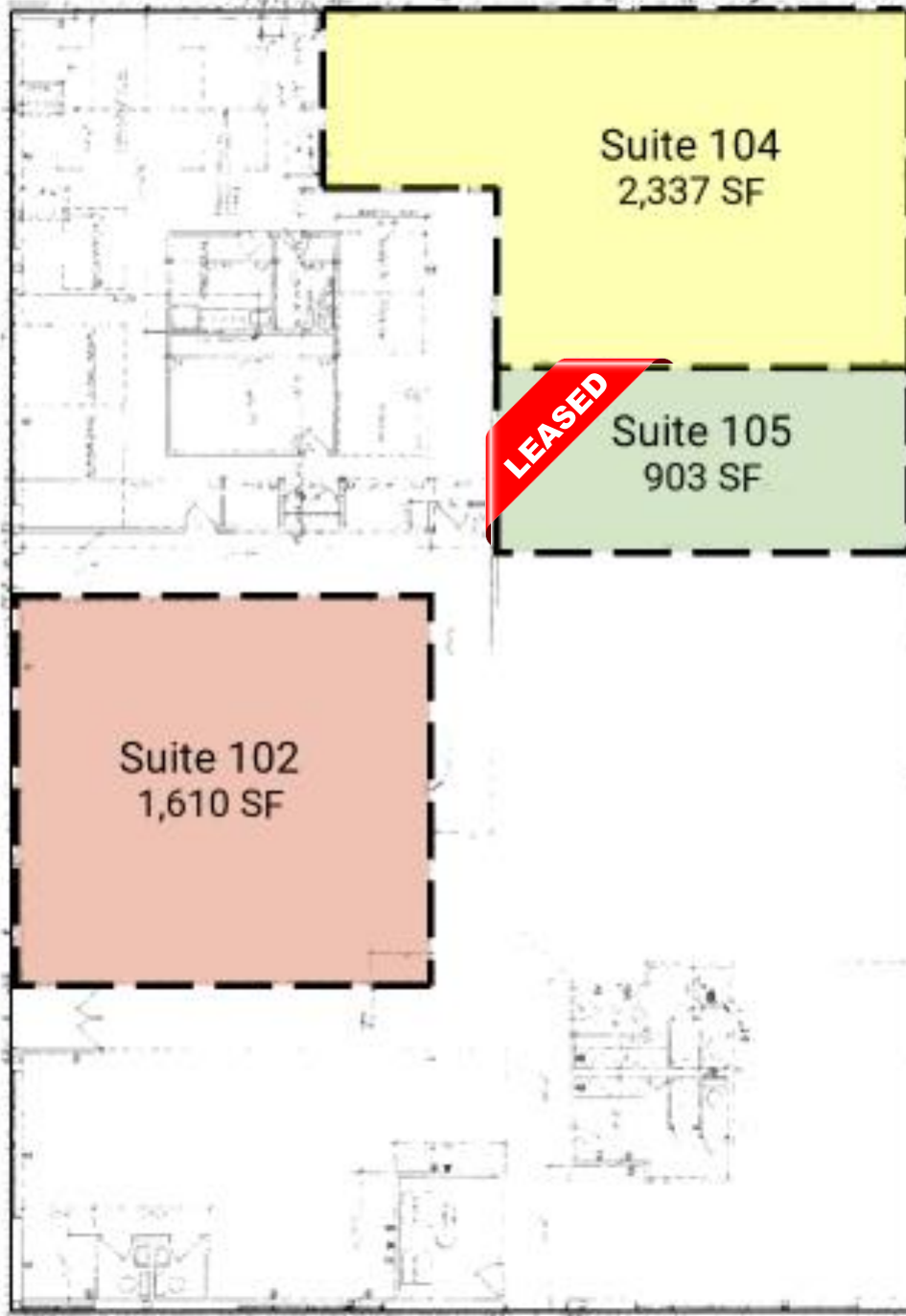


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Western Avenue

46th Street



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Suite 102: Photo Gallery



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Suite 104: Photo Gallery



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