

WM

WESTTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

Skogen Building #2

Retail/Office Space for Lease



7700 West 41st Street
Sioux Falls, SD 57106



size

1,475 - 6,000 sqft



price

\$21.00 per sqft (NNN)

NNN estimate: \$5.50



zoning

Live-Work
(office, services, small retail)



population

50,000 people live in
Sioux Falls WEST of
Interstate 29!



location

New development
located on the NE
corner of 41st Street
and South Purdue
Avenue in West Sioux
Falls.



co-tenancy

Fareway Meat + Grocery,
Starbucks, Dollar Tree,
Sanford Clinic, Family
Wellness, ACE Hardware,
Walgreens, Frontier
Elementary School, Memorial
Middle School, Roosevelt
High School

Information deemed reliable but not guaranteed.

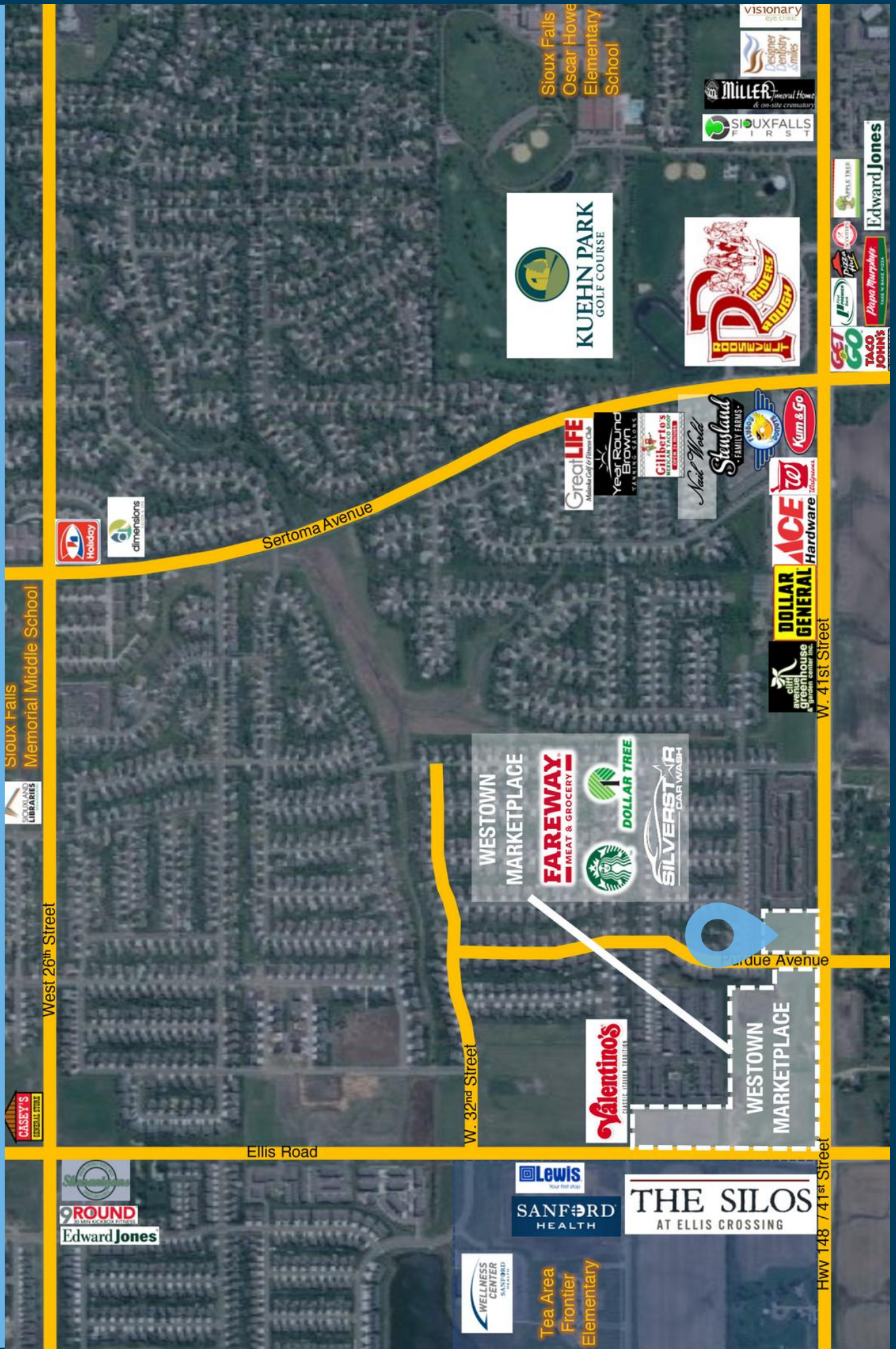


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AREA MAP



LOT 2
5,630.57 sq ft

W. SNAPPDRAGON

LOT 16
BLOCK 4

8. PURDUE AVENUE

WEST LOBELIA STREET

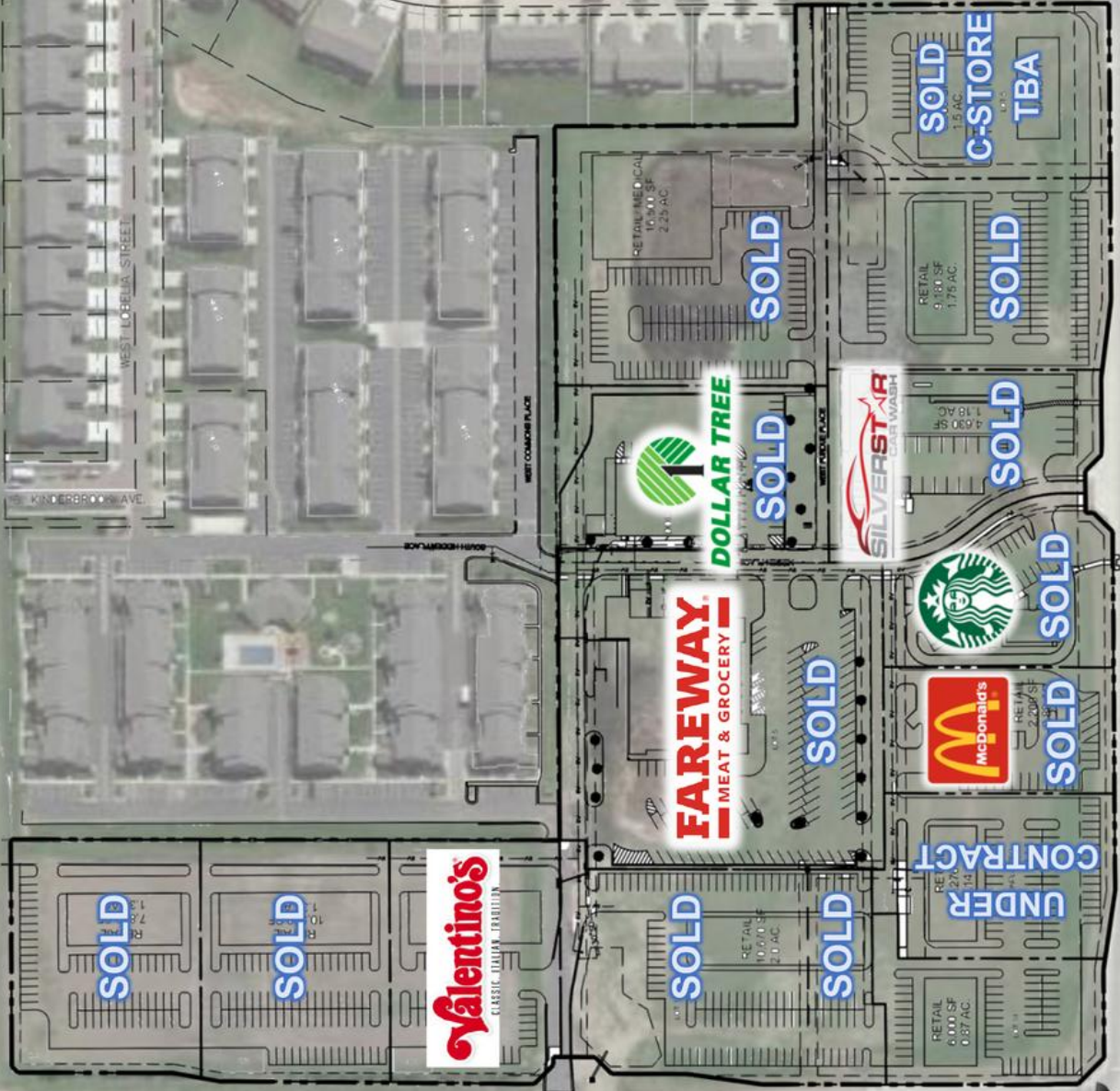
WEST KIMBERLY AVE

WEST COMMON PLACE

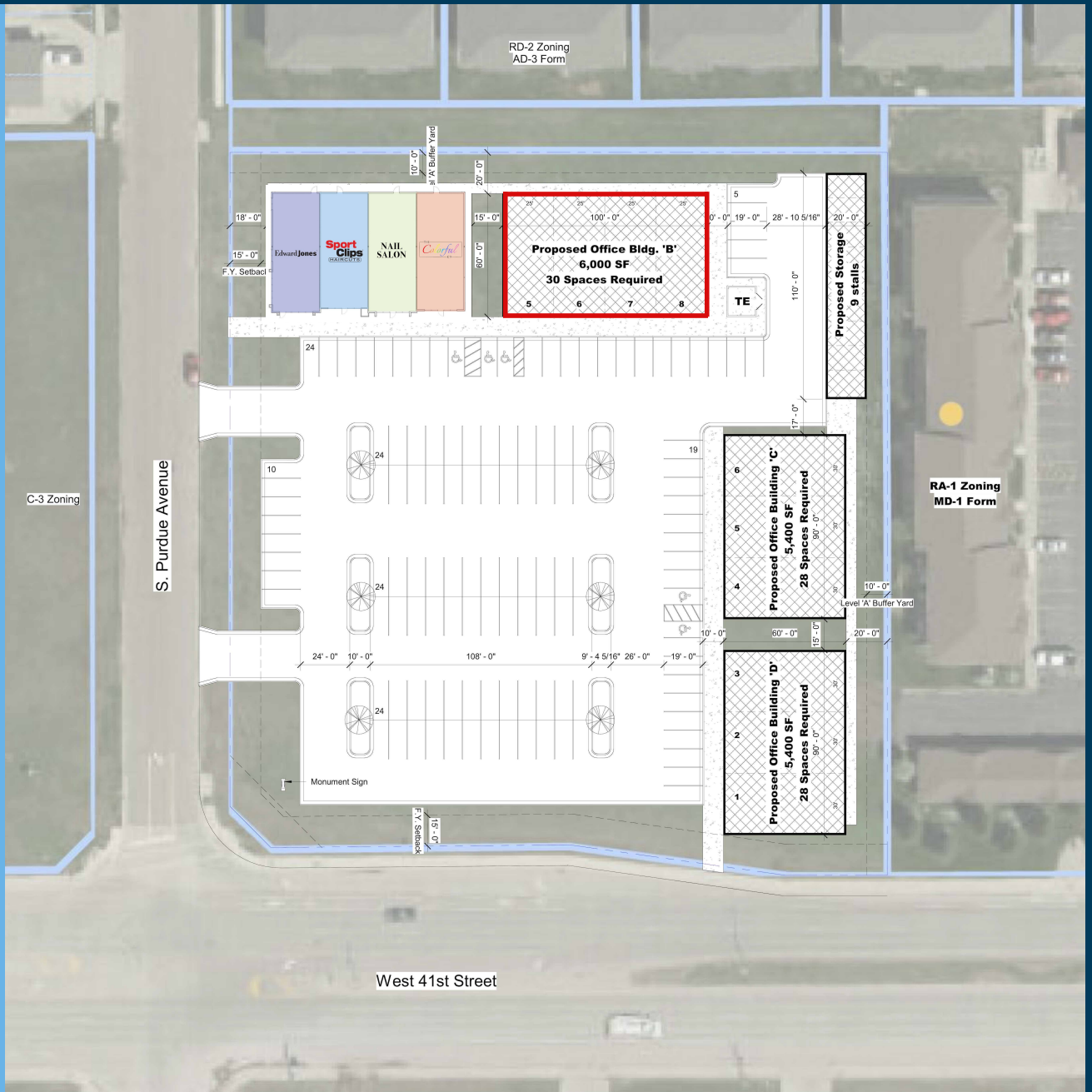
WEST MADISON PLACE

41ST STREET

ELLIS ROAD



SITEPLAN



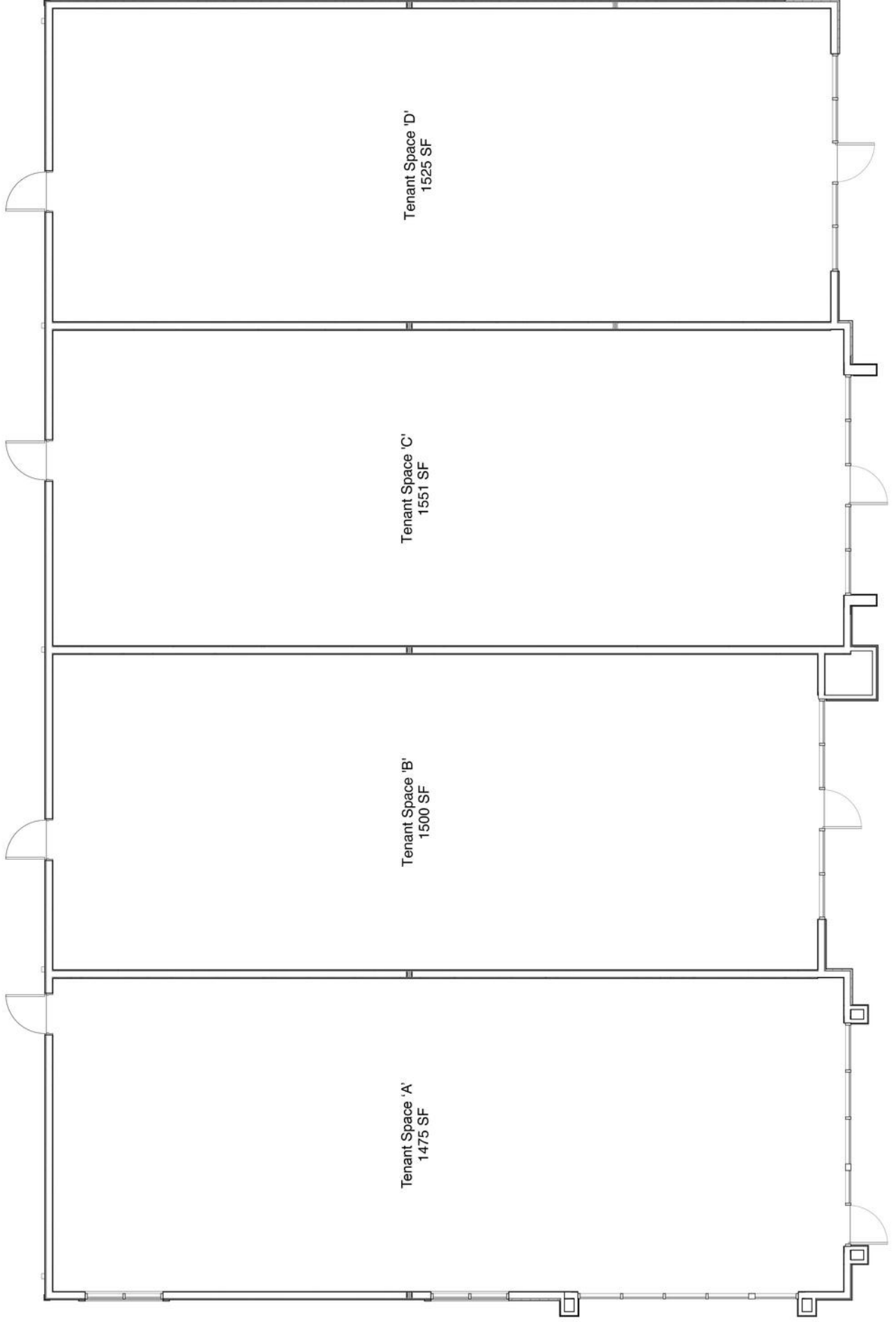
AERIAL RENDERING

1 Site Plan

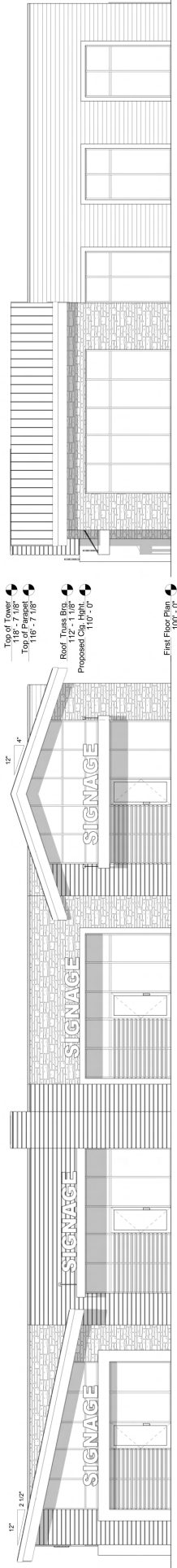
Scale: 1" = 30'-0"



FLOORPLAN



ELEVATIONS



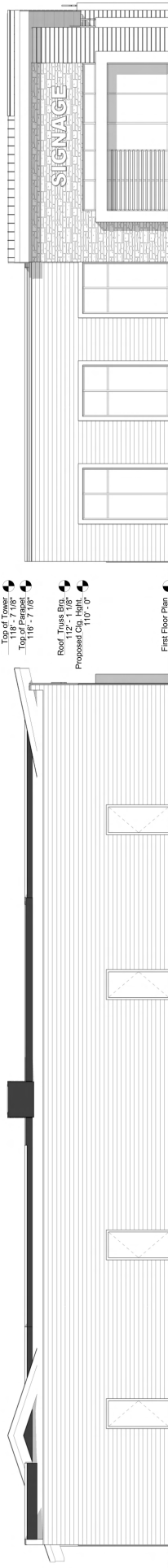
1 South Elevation

Scale: 3/16" = 1'-0"

Tip of Tower 118'-7 1/8"
 Top of Parapet 116'-7 1/8"
 Roof Truss Brg. 112'-4 1/8"
 Proposed Cg. Height 110'-0"
 First Floor Plan 100'-0"

3 East Elevation

Scale: 3/16" = 1'-0"



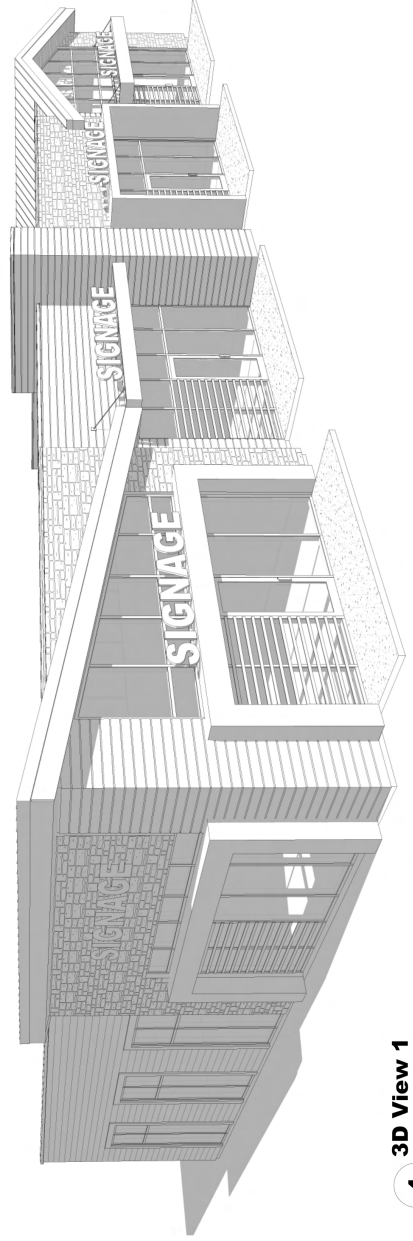
5 North Elevation

Scale: 3/16" = 1'-0"

Top of Tower 118'-7 1/8"
 Top of Parapet 116'-7 1/8"
 Roof Truss Brg. 112'-4 1/8"
 Proposed Cg. Height 110'-0"
 First Floor Plan 100'-0"
 T.O. FOOTING 96'-0"

2 West Elevation

Scale: 3/16" = 1'-0"



4 3D View 1

Scale:



Southwest Perspective



Southeast Perspective