FOR LEASE

WESTERN AVENUE PROFESSIONAL CENTER

49th Street + Western Avenue

3926 South Western Avenue
Sioux Falls, SD 57105

size

3,087 sqft

price

$13.00 per sqft NNN

NNN is estimated at $2.34 per sqft

traffic

Western Avenue:
23,100 cars per day

49th Street:
11,400 cars per day

layout

Large waiting room area with enclosed reception area, 4 exam rooms with plumbing, private offices, conference suites, break room, in-suite restrooms, and parking onsite.

location

Excellent location near the bustling 49th Street and Western intersection, with close proximity to Interstate 229 interchange!

co-tenancy

State Farm, Schoeneman's Building Materials Center, Scheels, Runnings, JL Beers, Potbelly Sandwich Shop, and LifeScape.

Information deemed reliable but not guaranteed.

VanBuskirk COMPANIES

Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBClink.com | 605.361.8211

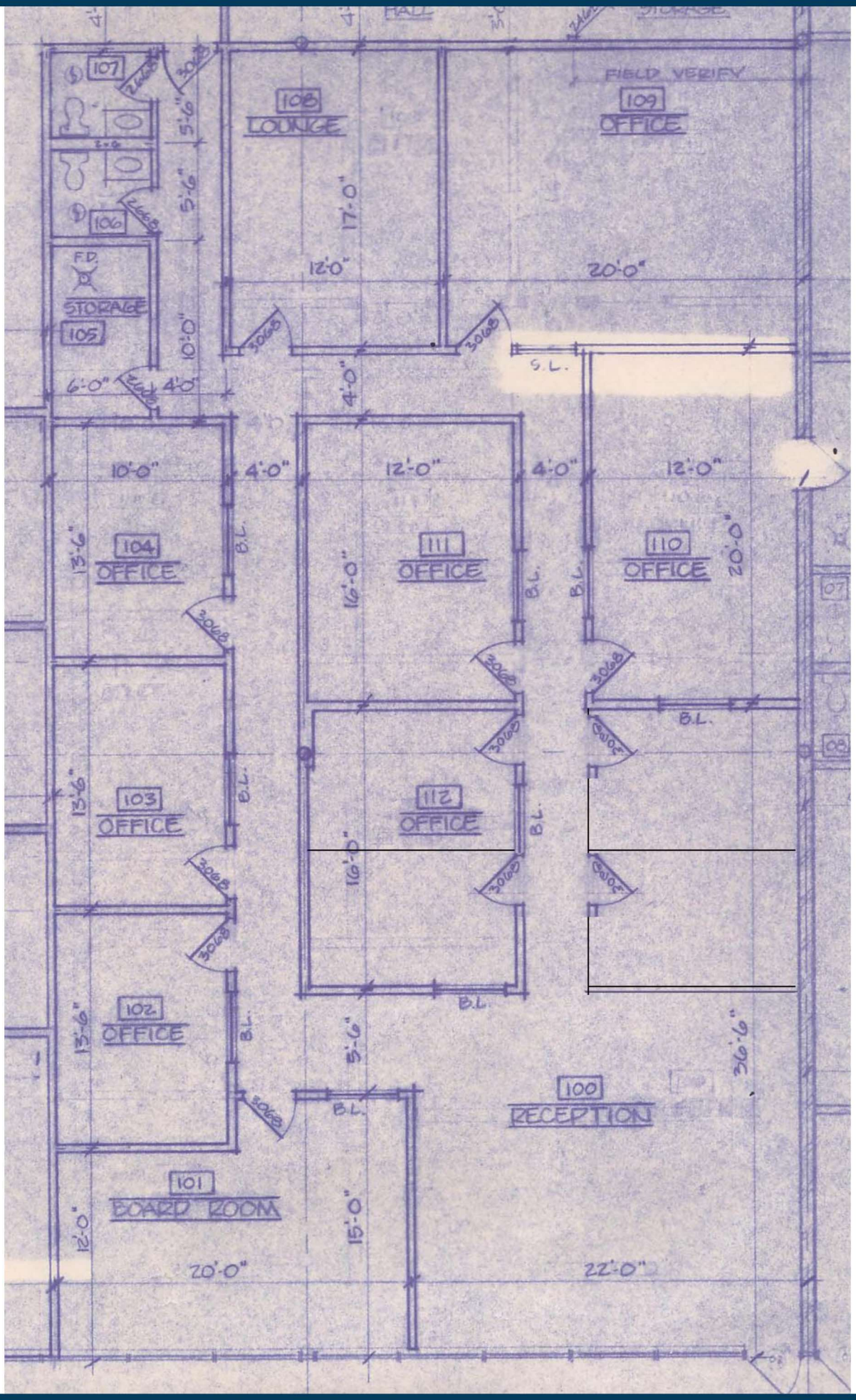
VanBuskirk COMPANIES RYAN TYSDAL
605.376.0127
Ryan@VBClink.com

VanBuskirk COMPANIES MIKE KNUDSON
605.310.4509
Mike.Knudson@VBClink.com

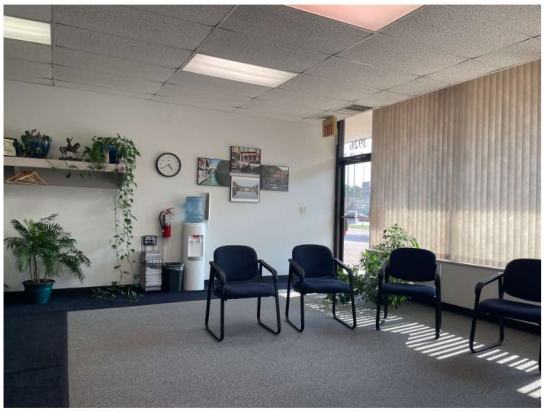
AREA MAP

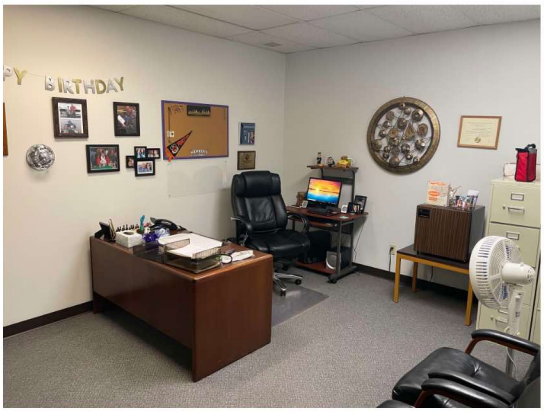
BEST BUY
SCHEELS
Furniture MART
HuHot MONGOLIAN GRILL
POTBELLY SANDWICH SHOP
JL Beers
GREAT BURGERS SOLD HERE
BBQ BACK YARD GRILL
Poke Picks
COMBINED POOL•SPA•PATIO Serious Fun!
Fit My Feet Orthotics & Shoes
Aaron's
FAMILY DENTAL CENTER
LAWRENCE & SCHILLER 5280. THE EXTRA MILE.
Western Avenue
FischerRounds & associates inc. AT YOUR SERVICE, AT YOUR SIDE
Agapé SALON & SPA
Runnings Your Home, Farm & Outdoor Store
49th Street
CITY OF SIOUX FALLS
CUBBY'S
MediaOne Advertising/Marketing
SITE
State Farm
Cimarron Label
SCHOENEMAN'S BUILDING MATERIALS CENTER SINCE 1888
SYVERSON TILE & STONE
LifeScape
INTERSTATE 229

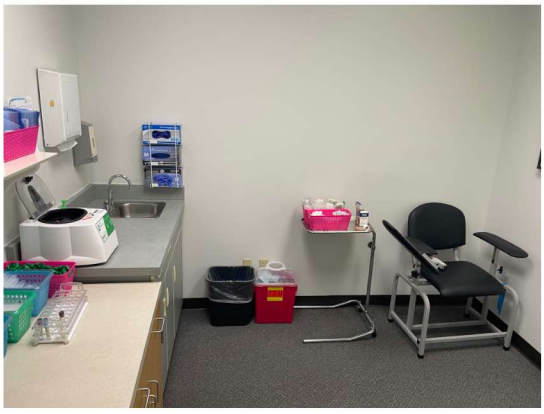
FLOORPLAN

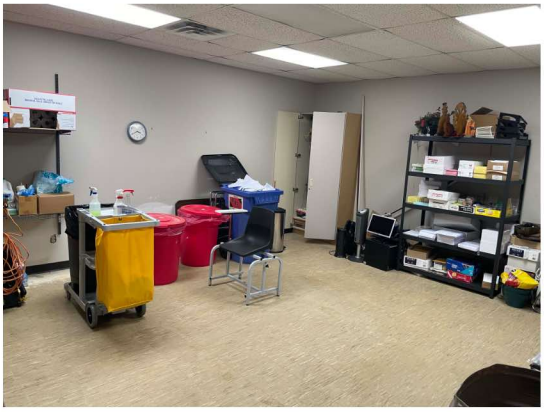

HALL
STORAGE
FIELD VERIFY
107
108
LOUNGE
109
OFFICE
106
F.D.
STORAGE
105
S.L.
104
OFFICE
111
OFFICE
110
OFFICE
103
OFFICE
112
OFFICE
102
OFFICE
100
RECEPTION
101
BOARD ROOM
B.L.
3068
2468
3068C
17'-0"
12'-0"
20'-0"
5'-6"
10'-0"
6'-0"
4'-0"
13'-6"
16'-0"
20'-0"
36'-6"
15'-0"
22'-0"

PHOTOS




BIRTHDAY





Media One
Center
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Oppenheimer Endocrinology
NHT Specialties
Aflac
State Farm
SOUTH DAKOTA LIONS FOUNDATION
Ty Teveldal