

WESTERN AVE OFFICE BUILDING

3801 S Western Ave, Sioux Falls, SD 57105

SUITE 102 and 104

FOR LEASE



First Generation Retail Space



SIZE

Suite 102:
1,610 SF

Suite 104:
2,337 SF



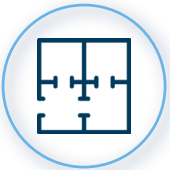
PRICE

\$16.00 Gross + Utilities



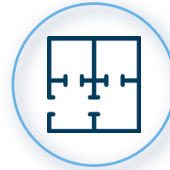
LOCATION

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



SUITE 102

Suite 102 includes a reception area, 5 offices, copy/filing room, breakroom with kitchenette, and conference room.



SUITE 104

Suite 104 includes a reception area, 3 offices with large windows, breakroom with kitchenette, conference room and six open workstations.



CO-TENANCY

All About Travel, Once Upon A Child, Children's Clothing Store, Runnings, Starbucks, JL Beers, Scheels, Potbelly Sandwiches.

Information deemed reliable but not guaranteed.



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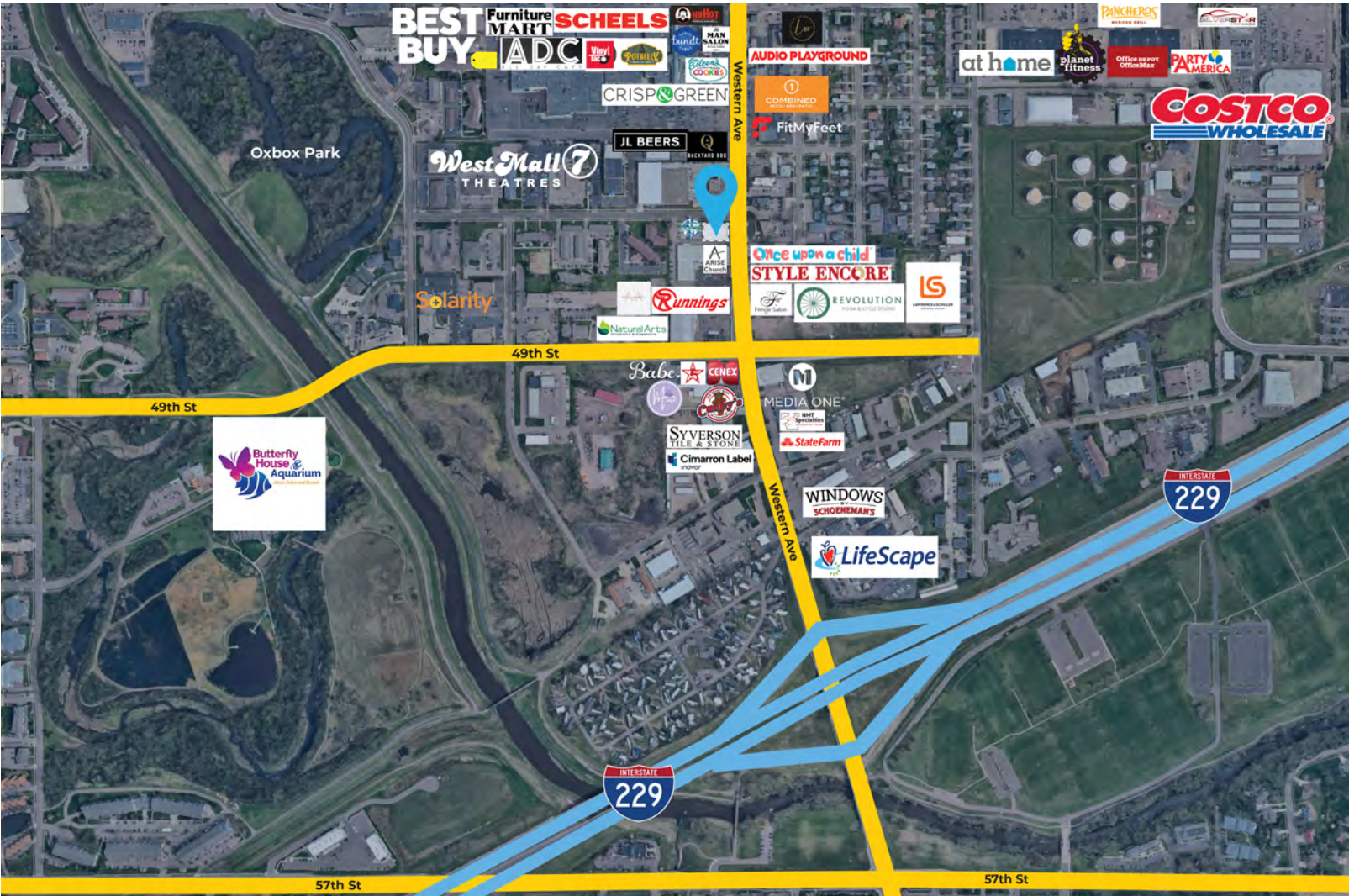
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

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AREA RETAIL MAP

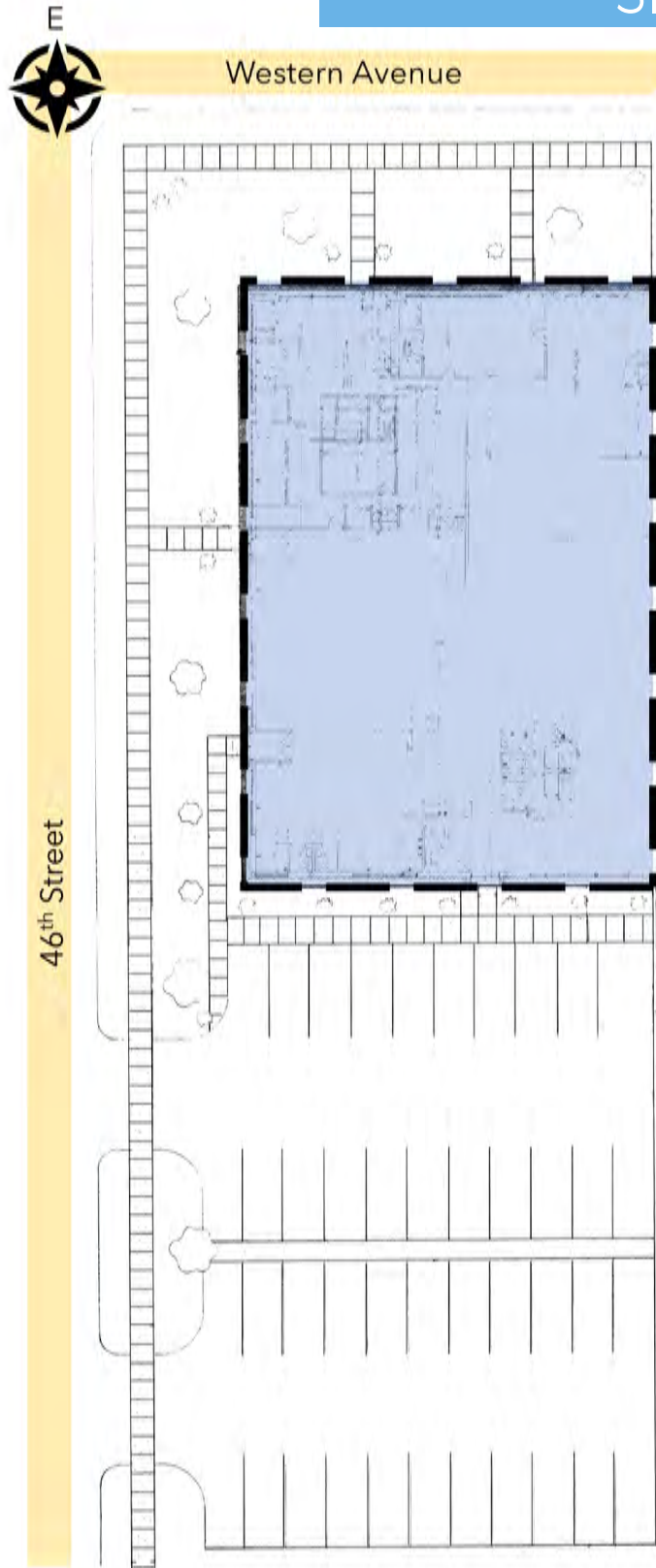


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SITE PLAN



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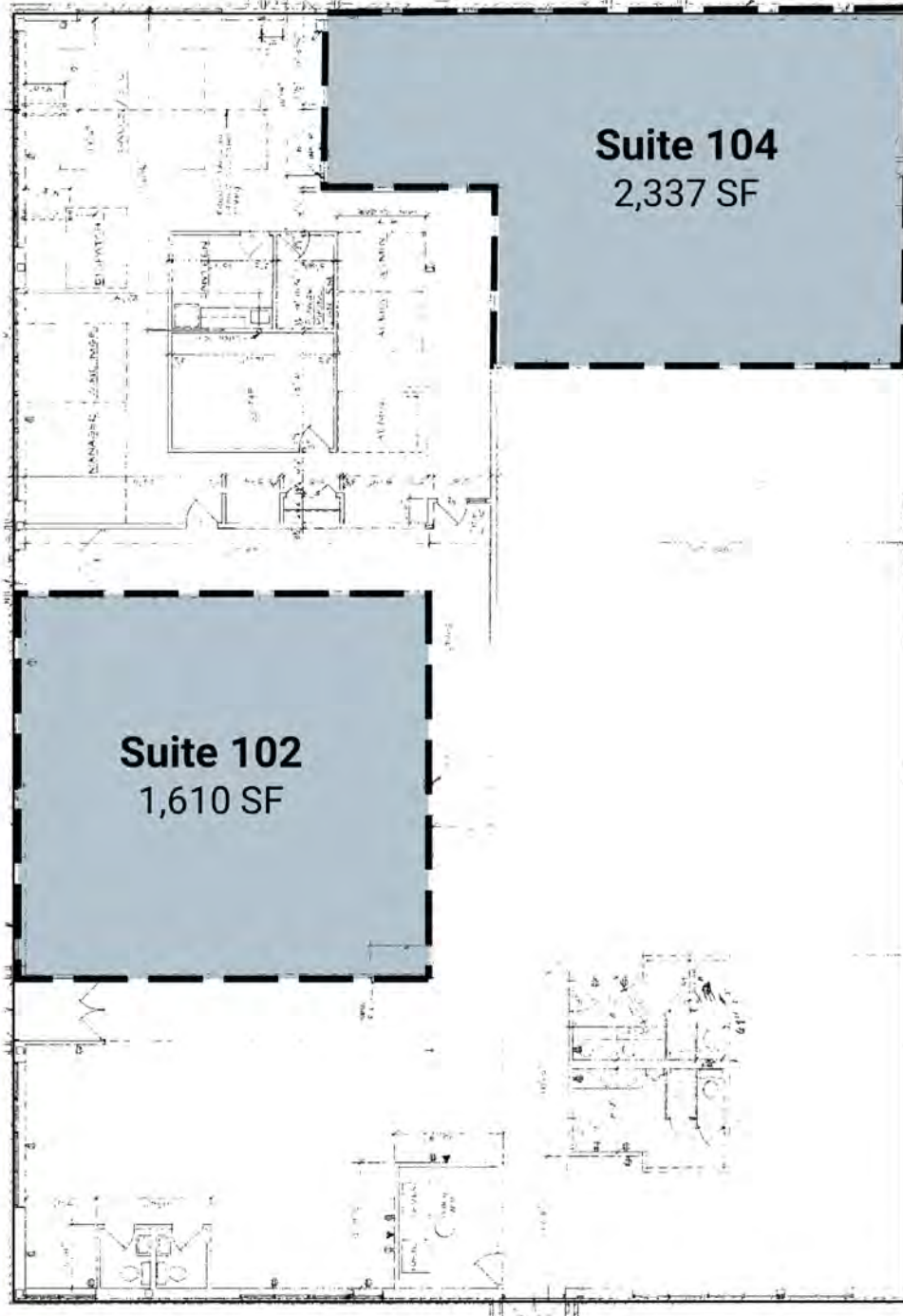
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BUILDING FLOOR PLAN



Western Avenue

46th Street



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SUITE 102 PHOTO GALLERY



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SUITE 104 PHOTO GALLERY



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