

**FOR  
LEASE**

## MEDIA ONE CENTER OFFICE SPACE

PROFESSIONAL OFFICE SPACE IN SOUTHWEST SIOUX FALLS

**NMT**  
**Specialties**  
Neuromuscular Therapy



**3922 S WESTERN AVE  
SIOUX FALLS, SD 57105**



### SIZE

2,300 sq. ft.



### PRICE

\$14 PSF (NNN)  
NNN Estimated at \$2 PSF



### LOCATION

Near the corner of  
W. 49th Street and  
S. Western Ave



### LAYOUT

Six offices, two  
conference rooms/  
executive offices,  
break room with  
amenities, storage and  
shared restrooms



### TRAFFIC

S. Western Ave:  
26,400 cars per day

W. 49th Street:  
12,700 cars per day



### COTENANCY

Media One, Ty Teveldal  
- State Farm Insurance,  
Hotel Furniture Liquidators,  
Cubby's, Schoeneman's  
Building Materials Center,  
LifeScape, Syverson Tile &  
Stone and Runnings

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100  
Sioux Falls, SD 57106  
605.361.8211 | VBCcommercial.com



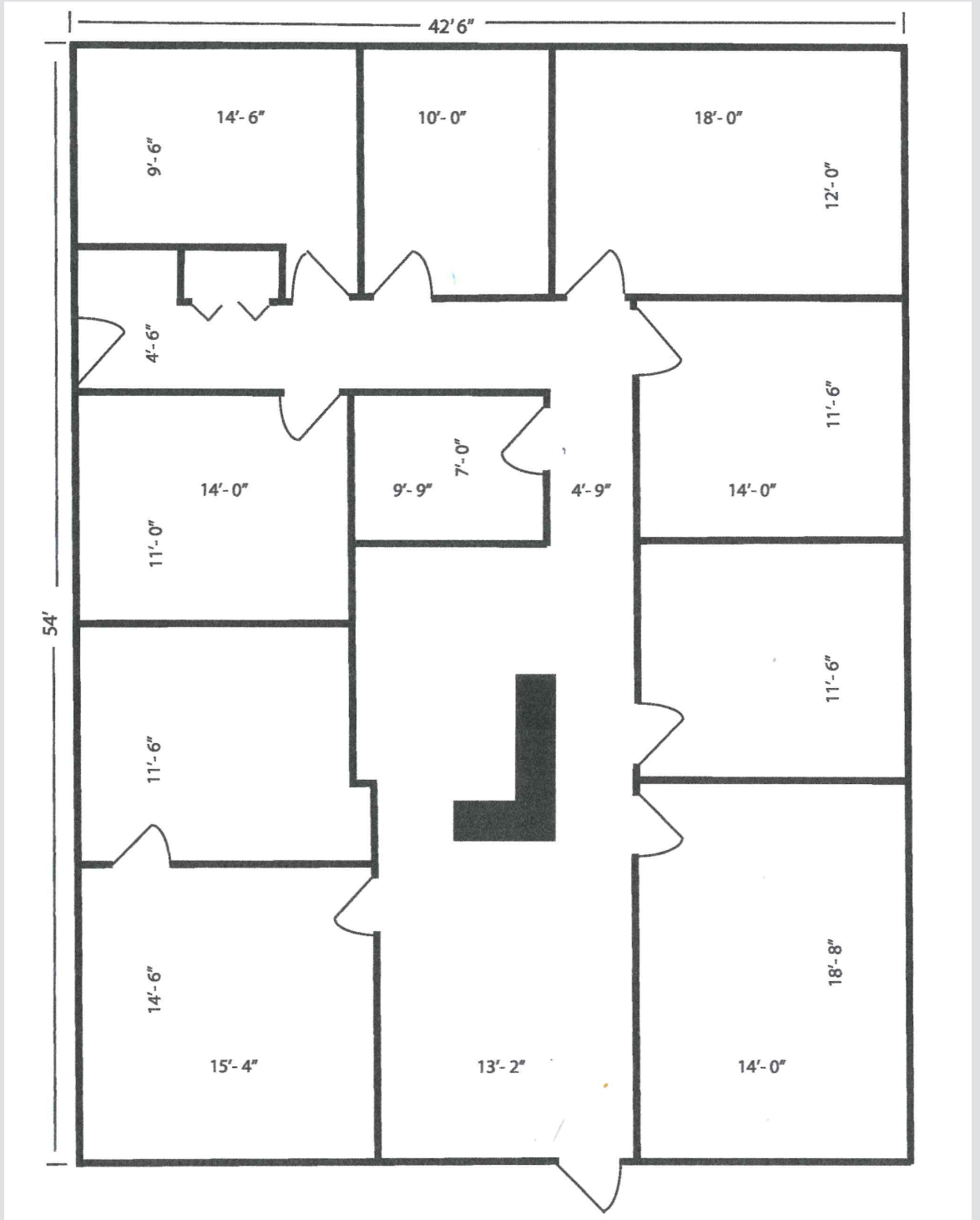
**605.310.4509**  
mike.knudson@vbclink.com



# AERIAL MAP



# FLOOR PLAN





# INTERIOR PHOTOS





# INTERIOR PHOTOS

