

**FOR
LEASE**

49th + Western Office

2201 West 49th Street, Sioux Falls, SD 57105



Newly-Renovated Retail Center With Great Storefront Presence



SIZE

1,231 SF +/-



PRICE

\$2,036.28 /month

Base Rent	\$ 1,538.75 /mo.
Estimated NNN	\$ 497.53 /mo.



LOCATION

Excellent location at the bustling 49th & Western intersection, with close proximity to Interstate 229 Interchange.



LAYOUT

This space is currently built out as a 3 office suite but could be reimagined for a wide variety of retail tenants.



TRAFFIC

Western Avenue
25,600 cars per day.

West 49th Street
11,100 cars per day.



CO-TENANCY

5 Star Cutz & Salon, Babe Hair Solutions, Tanning & Co., Runnings, BackYard BBQ, Vinyl Taco, Schoneman's Building Materials Center, Scheel's, JL Beers, Western Mall

Information deemed reliable but not guaranteed.



605.361.8211 | VBClink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.351.5512

autumn.kaufhold@vbclink.com

AREA RETAIL MAP



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1 Site Plan



VanDeWalle Architects LLC
ARCHITECTURE • PLANNING • INTERIORS
Sioux Falls, S.D.



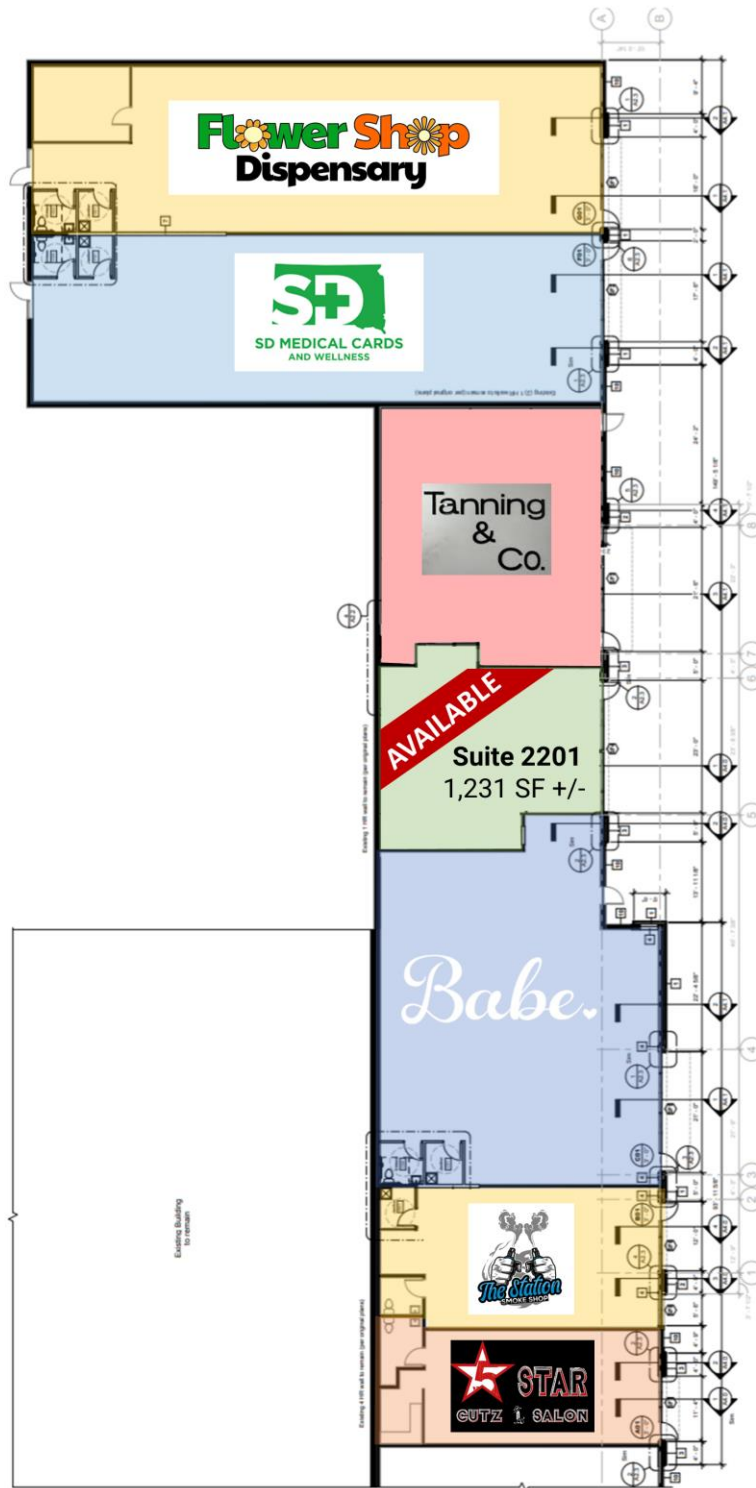
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BUILDING FLOOR PLAN



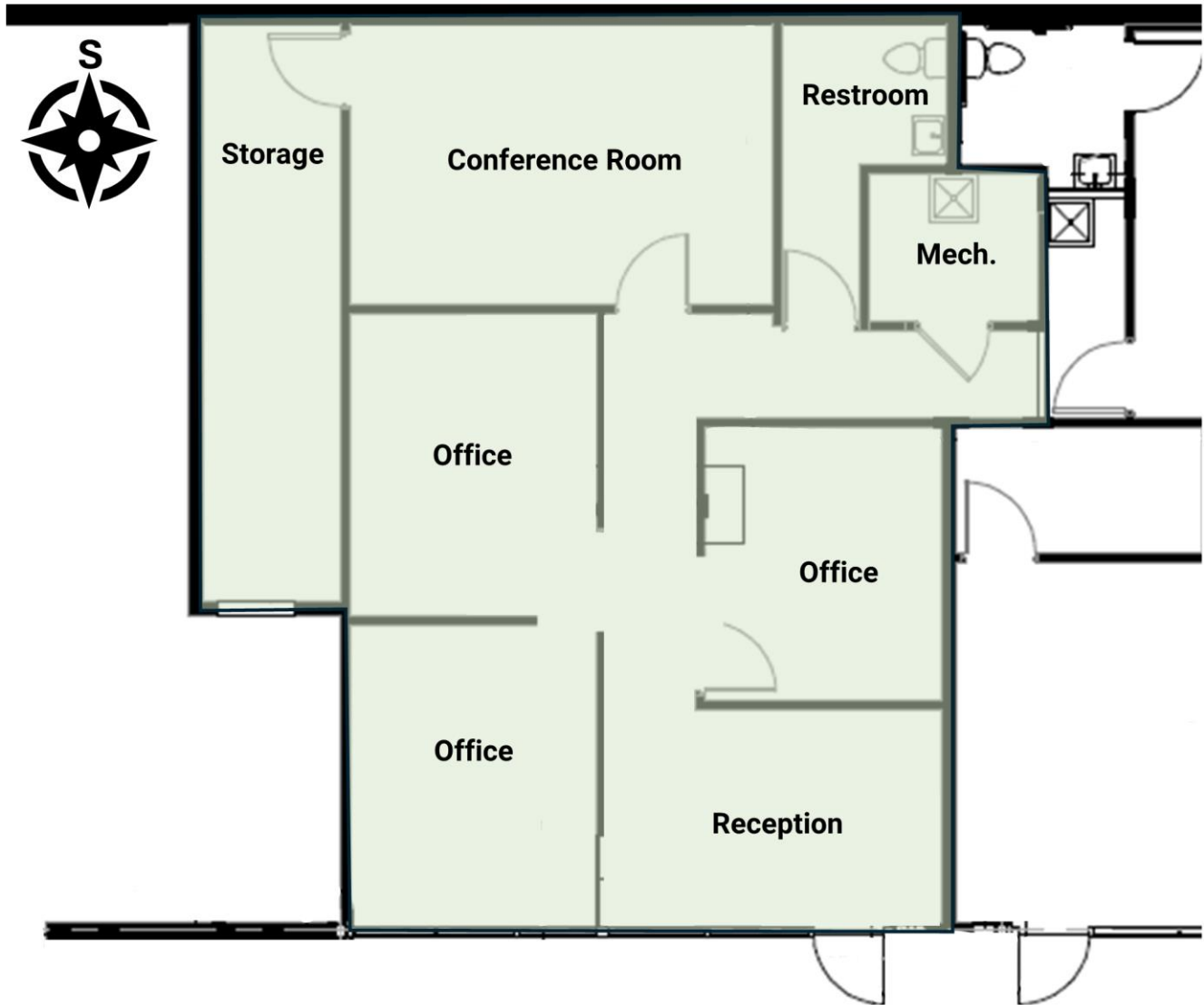
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FLOOR PLAN



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PHOTO GALLERY – STE 2203



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