

**FOR
SUBLEASE**

VALHALLA ONE OFFICE SPACE

ACROSS FROM THE EMPIRE MALL



4009 W. 49TH STREET, SUITE 105
SIOUX FALLS, SD 57106



SIZE

RSF:
2,608 sq. ft.

USF:
2,173 sq. ft.



PRICE

Gross Rent:
\$3,825/month
(\$17.60 PSF)



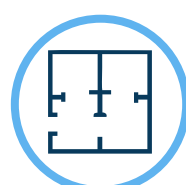
AVAILABILITY

Immediately-Sept. 30, 2026



LOCATION

Located at the corner of
49th Street & Valhalla
Boulevard across from
the Empire Mall



LAYOUT

Open space with
four private offices,
conference room
and IT room.



COTENANCY

South Dakota Investment
Council, Houston Engineering,
Tiny Tots, ROAM Kitchen, Hy-
Vee, Plains Commerce Bank,
Crunch Fitness and
The Empire Mall

Information deemed reliable, but not guaranteed.

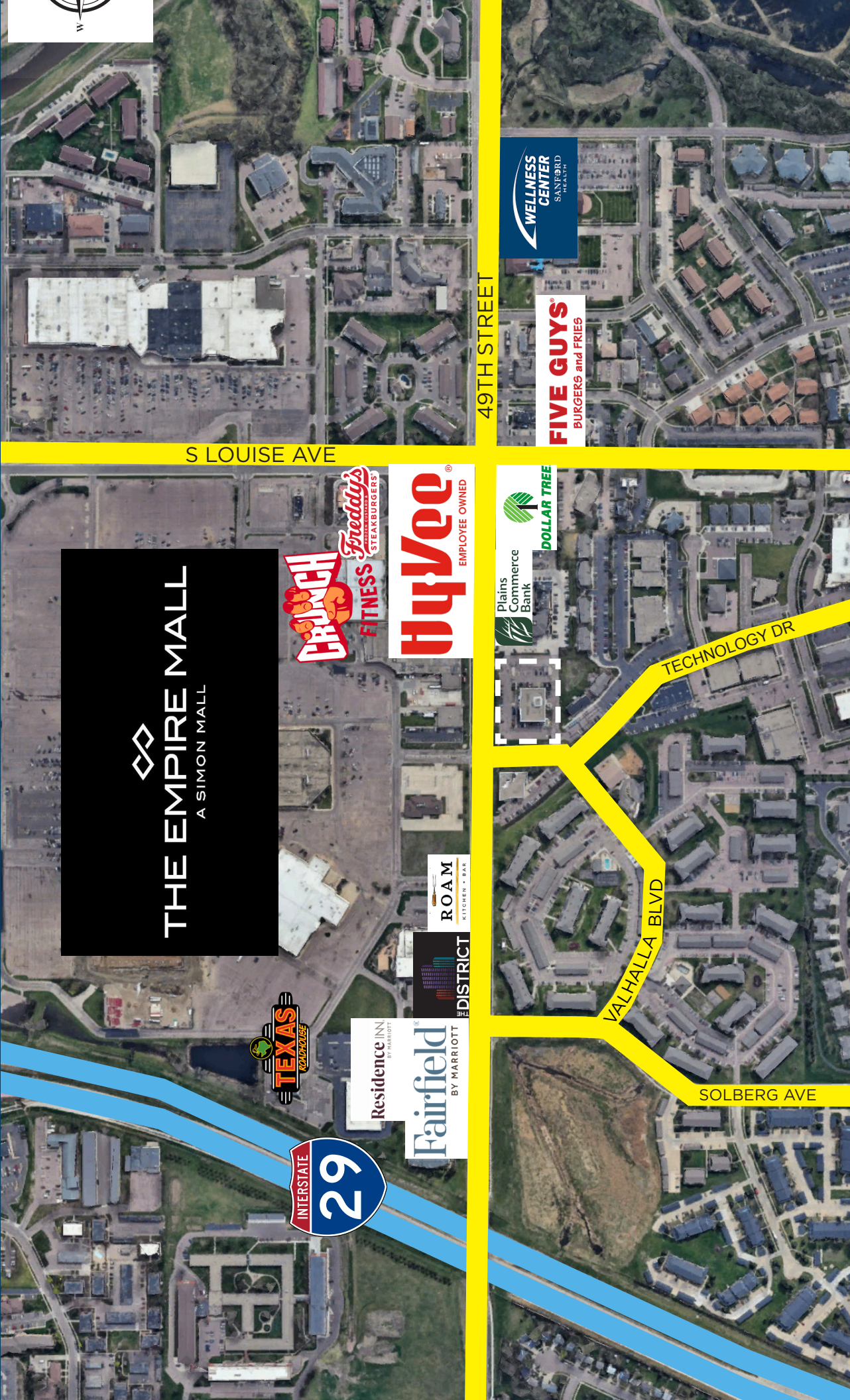



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AERIAL MAP




THE EMPIRE MALL
A SIMON MALL

CRUNCH
FITNESS

Fred's
STEAKBURGERS

HyVee
EMPLOYEE OWNED

Plains
Commerce
Bank

DOLLAR TREE

ROAM
KITCHEN + BAR

THE DISTRICT

Residence INN
BY MARRIOTT

Fairfield
BY MARRIOTT

WELLNESS CENTER
SANFORD
HEALTH

FIVE GUYS
BURGERS and FRIES

INTERSTATE
29

49TH STREET

S LOUISE AVE

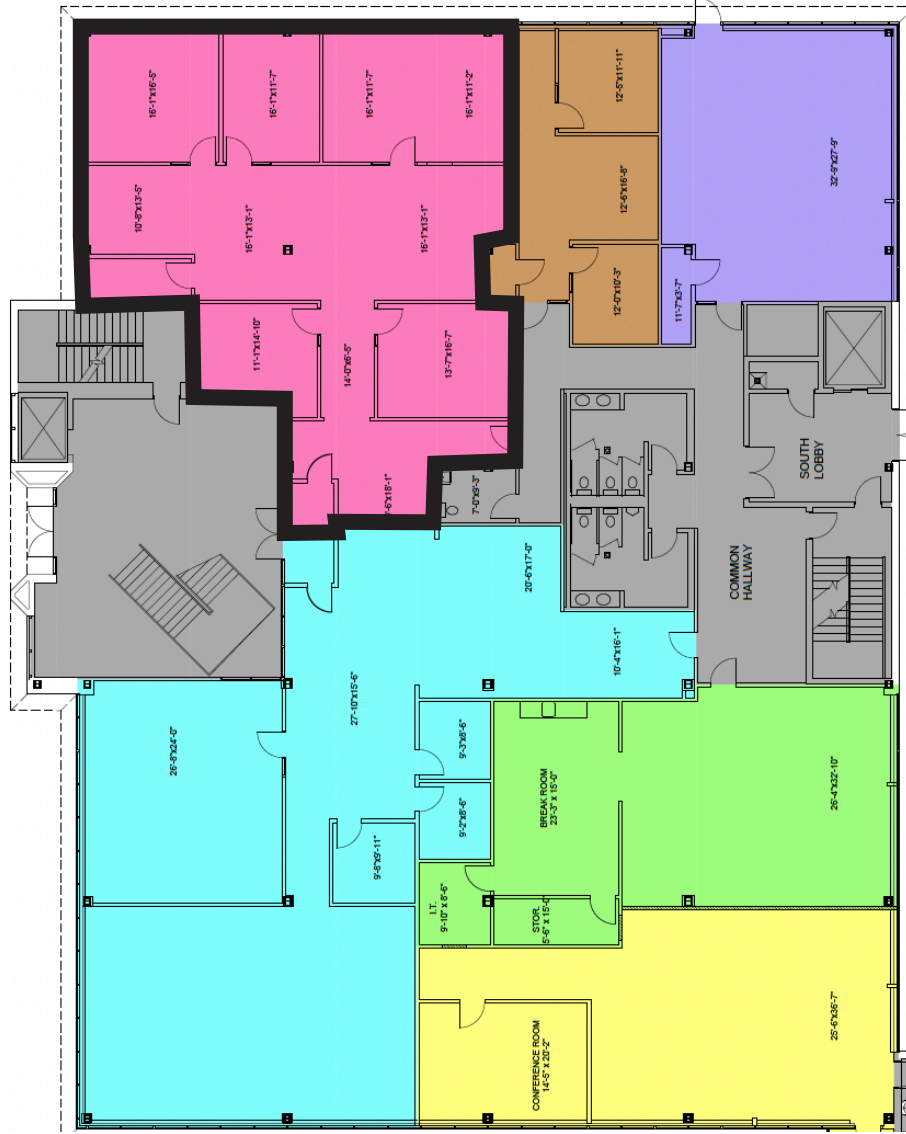
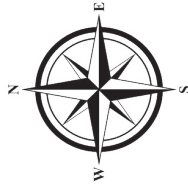
TECHNOLOGY DR

VALHALLA BLVD

SOLBERG AVE

W

FLOOR PLAN



PHOTOS

