

**FOR
LEASE**

MEDIA ONE CENTER OFFICE

PROFESSIONAL OFFICE SPACE IN SOUTHWEST SIOUX FALLS

Media One Advertising/Marketing

**3918 S WESTERN AVE
SIOUX FALLS, SD, 57108**



SIZE

2,800 sq. ft.



PRICE

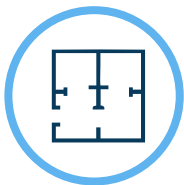
\$15 PSF (NNN),
furniture included

Estimated NNN is \$2 PSF



LOCATION

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



LAYOUT

Six offices,
conference room,
break room,
large open area +
reception area



TRAFFIC

S. Western Ave:
26,400 cars per day

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



COTENANCY

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

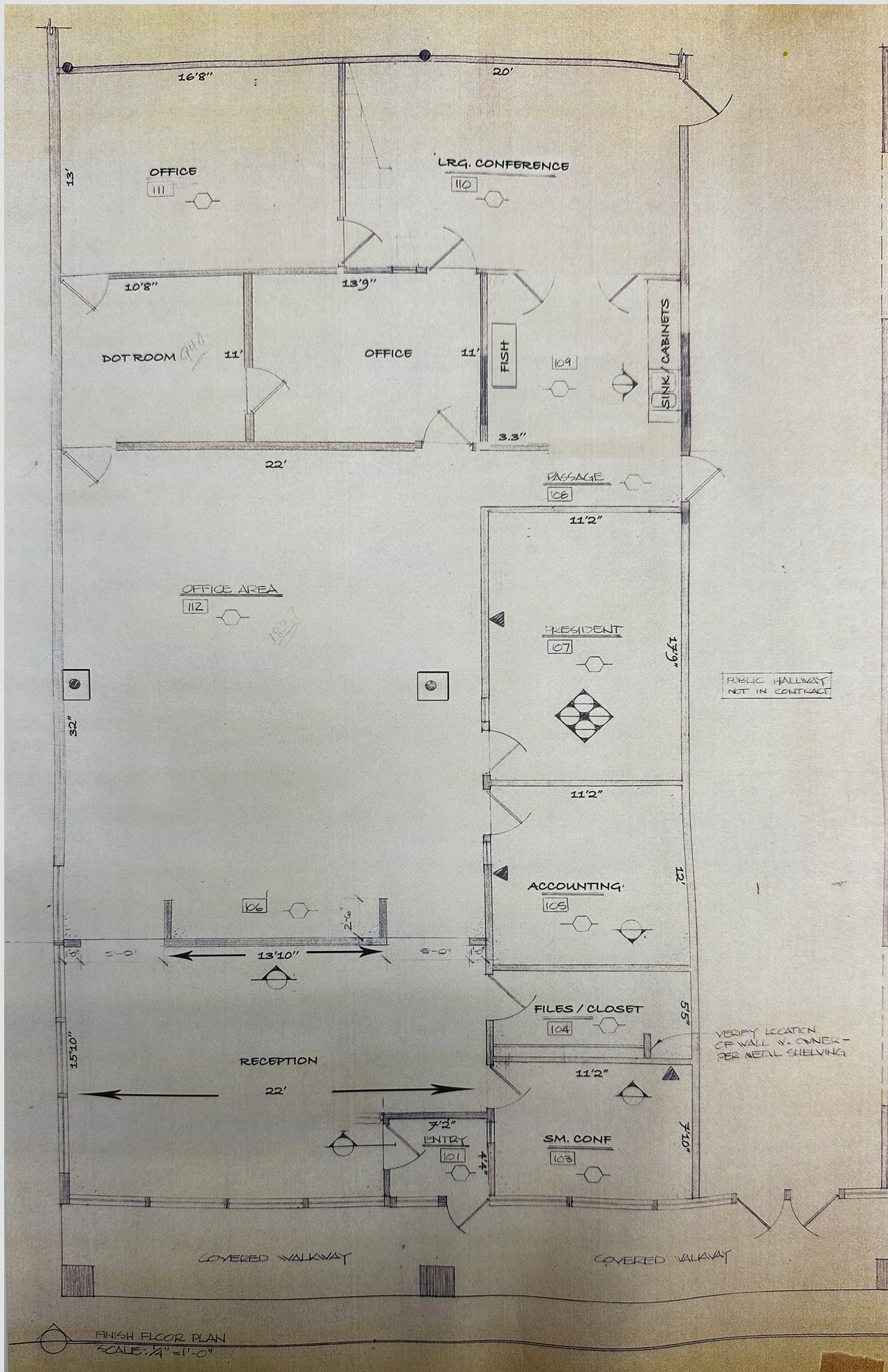


605.310.4509
mike.knudson@vbclink.com

AERIAL MAP



FLOOR PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

