

FOR LEASE



47TH STREET OFFICE SPACE

OFFICE SPACE

Bender
COMMERCIAL



3409 WEST 47TH STREET, SUITE 102
SIOUX FALLS, SD



3,051 RSF



\$14.50/SF NNN
EST. NNNs: \$6.43/SF

- Nicely finished office space located near 47th Street and Louise Avenue in southwest Sioux Falls.
- Space includes reception area, four (4) private offices, conference room, work area and storage room.
- Common area restrooms.
- Monument signage.
- Ample on-site parking.
- Easy access to I-229 and I-29.
- Located near Empire Mall and other shopping and restaurant opportunities.
- Paint and flooring allowance negotiable with acceptable offer.
- *Owners are licensed real estate brokers in the state of South Dakota.*

ALEX SOUNDY, SIOR
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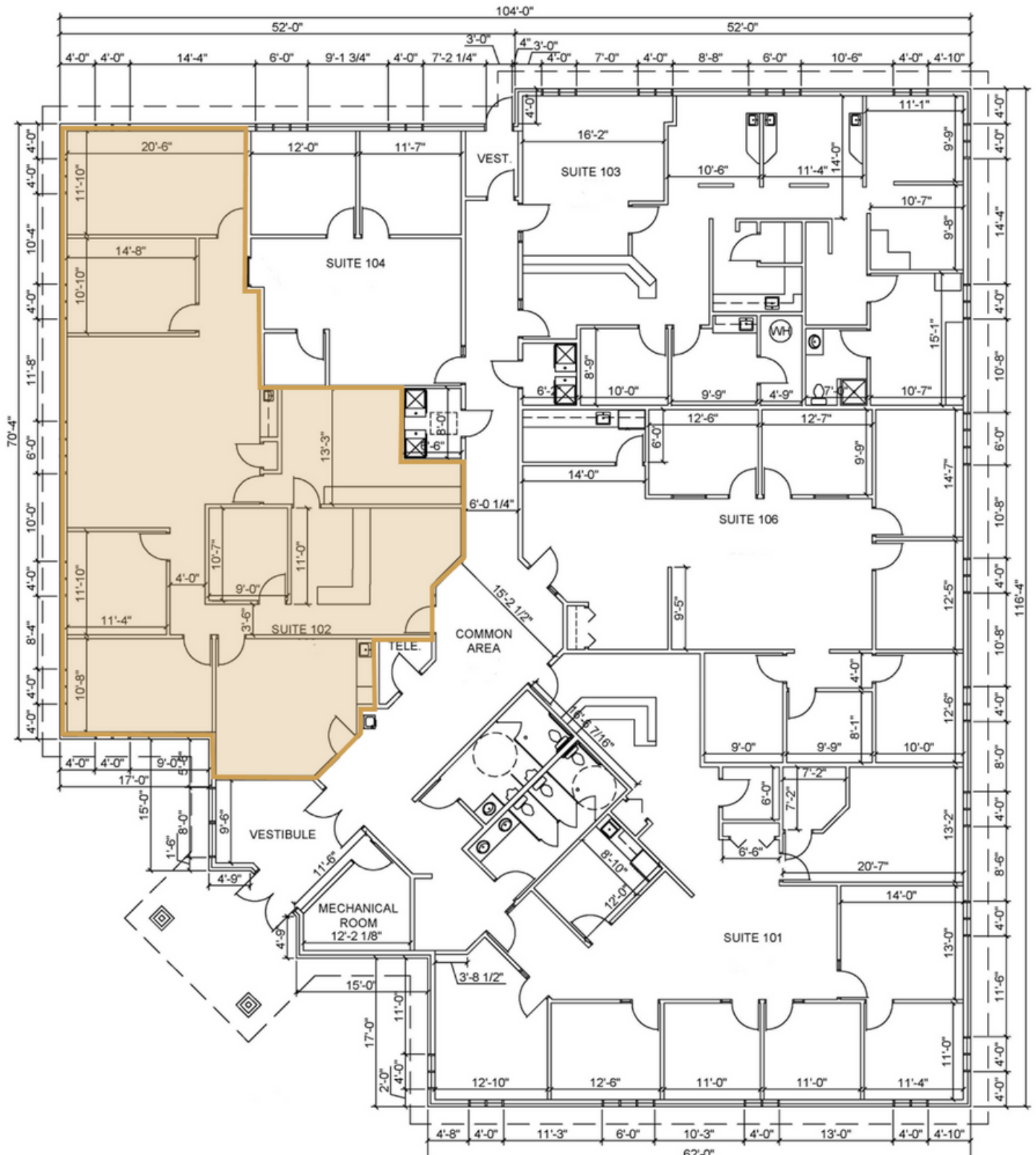
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