

FOR LEASE



DECOY OFFICE

SOUTHWEST OFFICE SPACE

Bender
COMMERCIAL



**4105 SOUTH CARNEGIE PLACE
SIOUX FALLS, SD**



**1,259 RSF
1,144 USF**



\$1,750/MO GROSS

- Recently remodeled office space available located near 49th Street and Louise Avenue in southwest Sioux Falls.
- Private entrance.
- Efficient space with private offices, meeting room, work area, and call room.
- Common area restrooms.
- Parking ratio of 1 space per 172 SF.
- Easy access to 49th Street, Louise Avenue and I-229.
- Neighboring business include Kohl's, Sanford Health, HyVee, Smoked Culture, Five Guys, The Empire Mall, and more.
- Building is also for sale for \$990,000 (\$221/SF).

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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

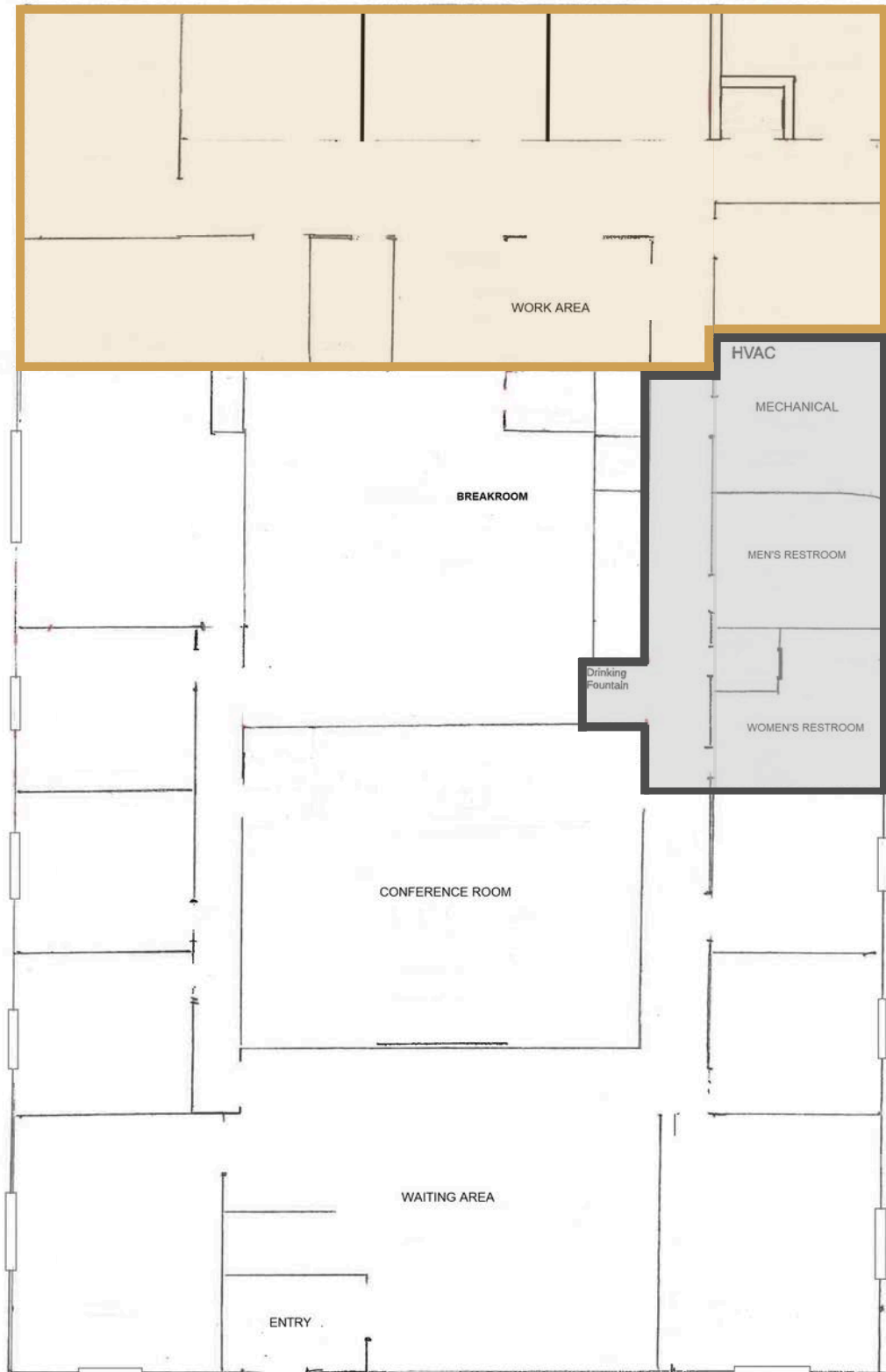
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DECOY OFFICE SPACE



BUILDING LAYOUT - NOT TO SCALE

SUITE 2
1,259 RSF
1,144 USF



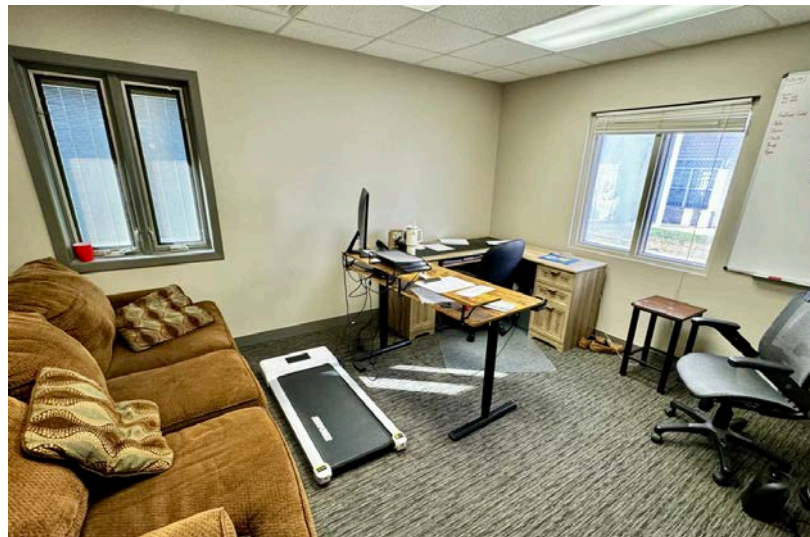
SEPARATE PRIVATE ENTRANCE

COMMON AREA

DECOY OFFICE SPACE



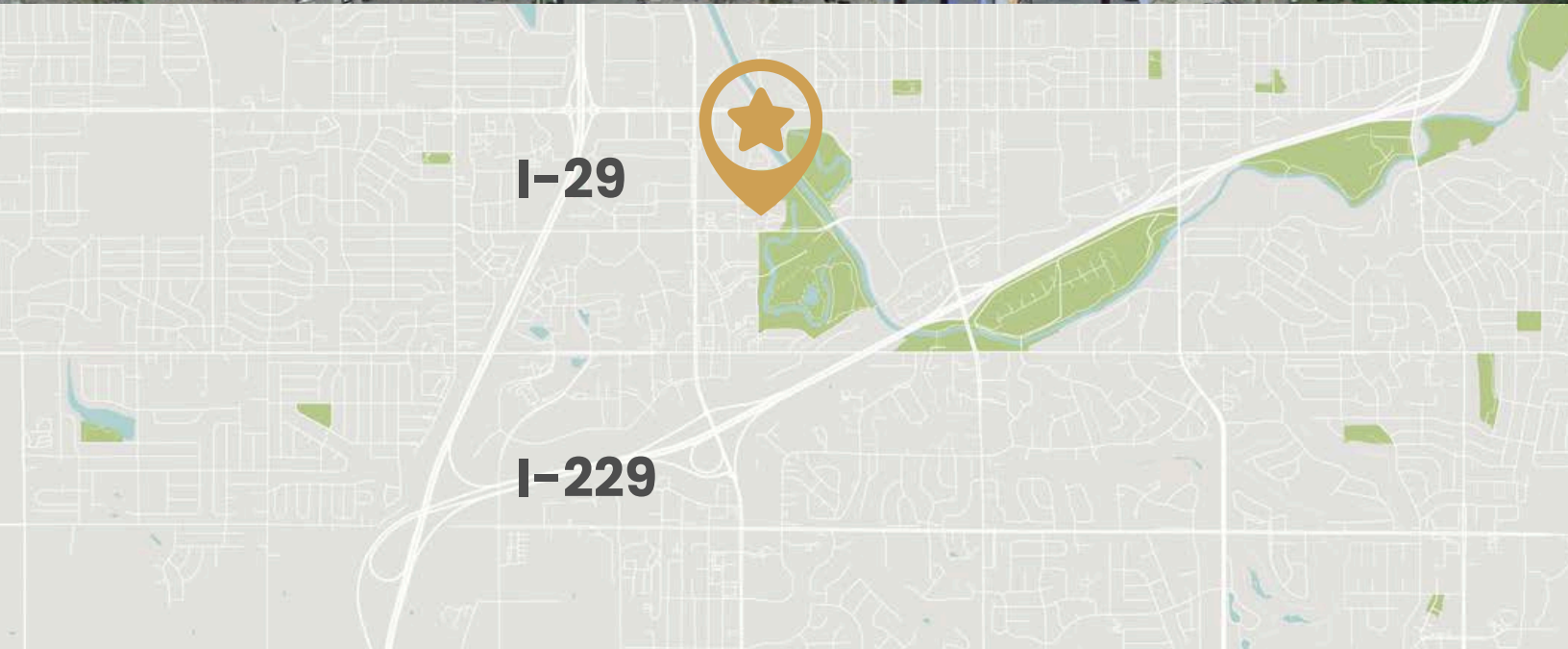
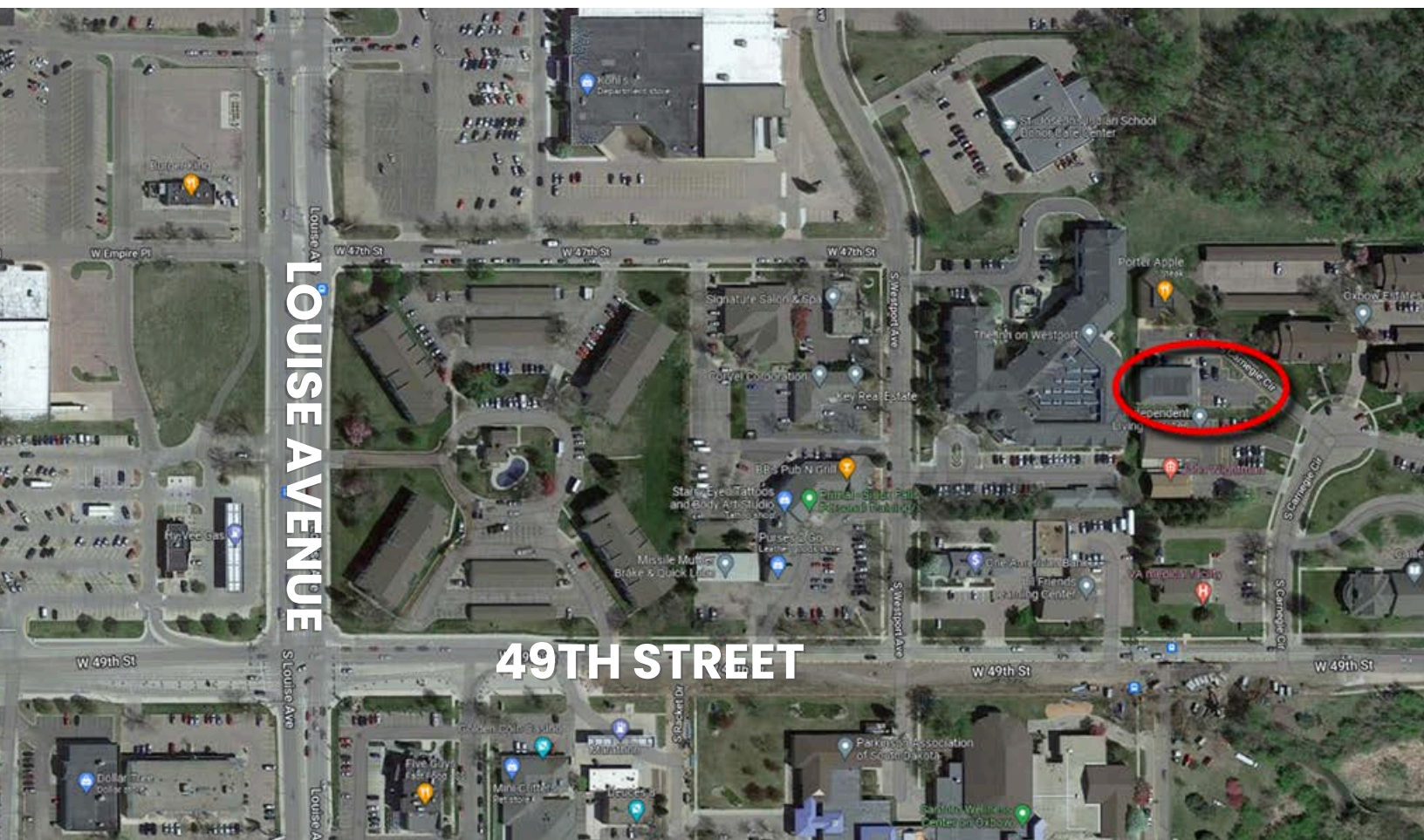
OFFICE SPACE FOR LEASE



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KEY DEMOGRAPHICS: 1 MILE RADIUS



1,219

Total Businesses



17,049

Total Employees

63.8%

White Collar

19.4%

Blue Collar

16.7%

Services

3.2%

Unemployment Rate