

**FOR SUBLEASE**



# VALHALLA PROFESSIONAL BUILDING

## OFFICE SPACE FOR SUBLEASE

**Bender**  
COMMERCIAL



**4009 W 49TH STREET, SUITE 103  
SIOUX FALLS, SD**



**650 SF**



**\$1,200/MONTH GROSS**

- Office space located along 49th Street near Louise Avenue.
- Suite has an open work area, two (2) private offices, and common area restrooms.
- Premium building signage available.
- Great visibility with a daily traffic count of 13,500 vehicles per day.
- Neighboring businesses include the Empire Mall (Dick's Sporting Goods, Dillards, Macy's, JCPenney), ROAM Kitchen + Bar, and Hy-Vee.
- Sublease through July 31, 2026

**ROB KURTENBACH** | [rk@benderco.com](mailto:rk@benderco.com) | 605-940-0559



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

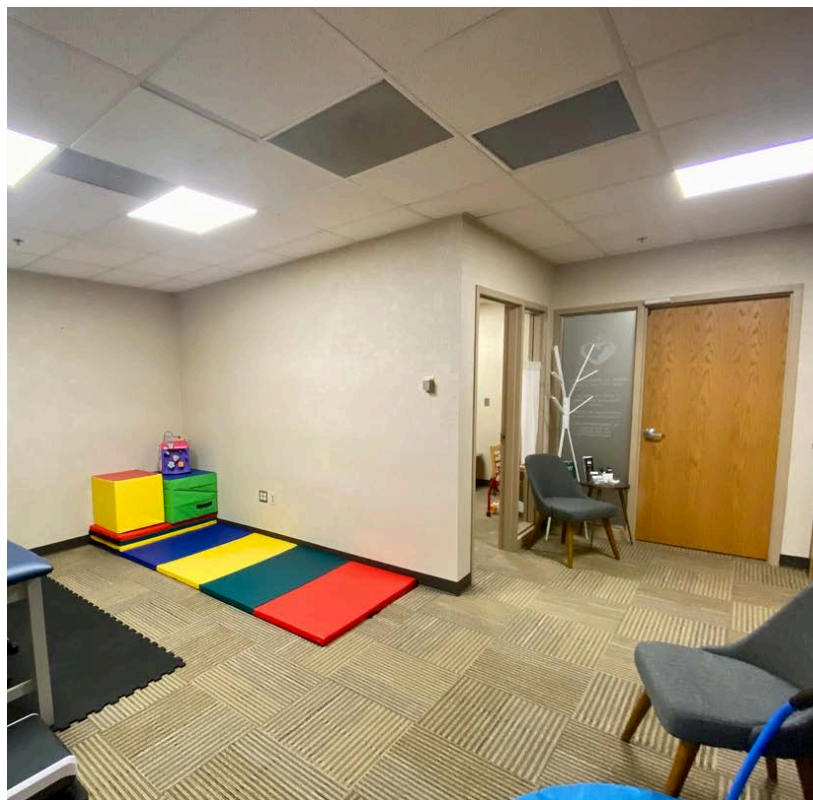
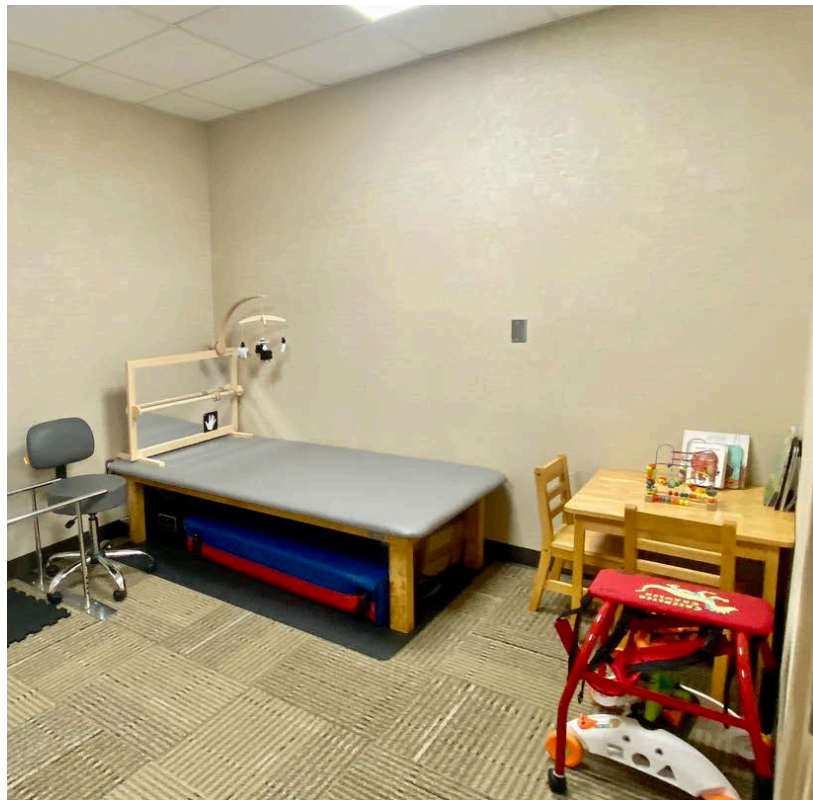
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