

FOR LEASE



OXBOW VILLAGE

UPPER LEVEL OFFICE SPACE

Bender
COMMERCIAL



3400 WEST 49TH STREET
SIOUX FALLS, SD



3,401 RSF



\$10.50/SF NNN
EST NNN: \$6.22/SF

- Second floor office space in Oxbow Village near Louise Avenue and 49th Street.
- Three office suites comprising the entire second level can be leased together.
- Includes a total of nine (9) offices, two (2) reception areas, open work spaces, and a kitchenette.
- Common area restrooms.
- Great visibility along 49th Street with a daily traffic count of 13,800 vehicles.
- Neighboring businesses include Sanford Clinic and Wellness Center, Empire Mall (Dick's Sporting Goods, JC Penney, Dillard's), Empire East (Target, Ashley Furniture, Kohl's) and Five Guys.
- One or more members of ownership are licensed real estate brokers in the state of SD.

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OXBOW VILLAGE



SUITE 200



OXBOW VILLAGE



SUITE 200



OXBOW VILLAGE



SUITE 202



OXBOW VILLAGE



SUITE 204



OXBOW VILLAGE



OFFICE SPACE FOR LEASE



LOCATION HIGHLIGHTS:

- 0.3 miles from Empire East
- 0.5 miles from The Empire Mall
- 1.0 mile from I-229
- 1.2 miles from I-29

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