

FOR LEASE



OXBOW VILLAGE

OFFICE SPACE

Bender
COMMERCIAL



3400 WEST 49TH STREET, SUITE 200
SIOUX FALLS, SD



1,977 SF



\$10.50/SF NNN
EST. NNNs: \$6.42/SF

- Second floor office space in Oxbow Village near Louise Avenue and 49th Street.
- Includes six (6) offices, reception area, open work space and 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.

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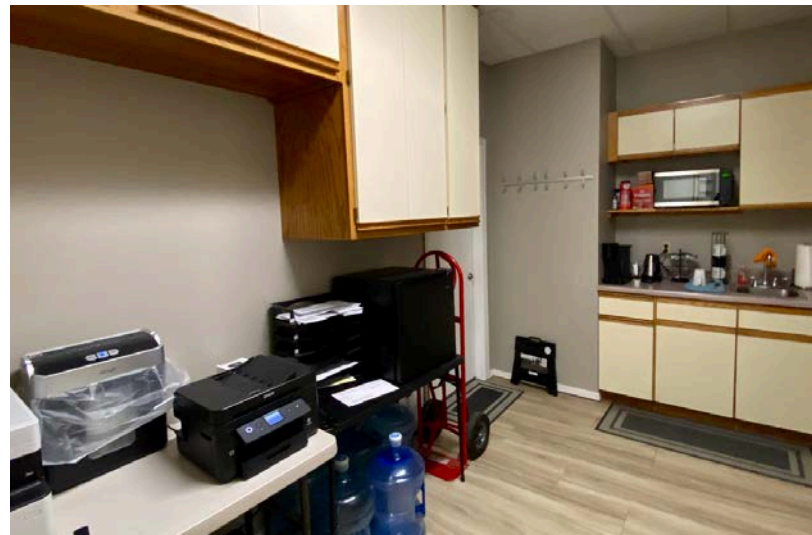
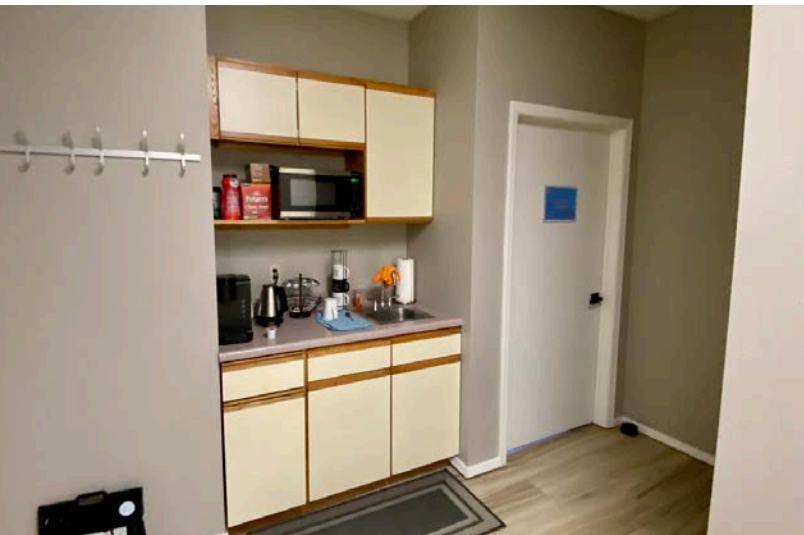
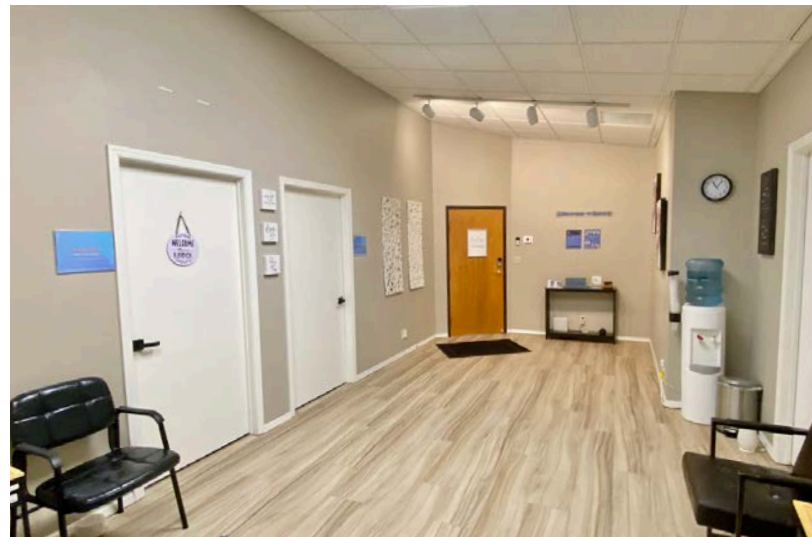
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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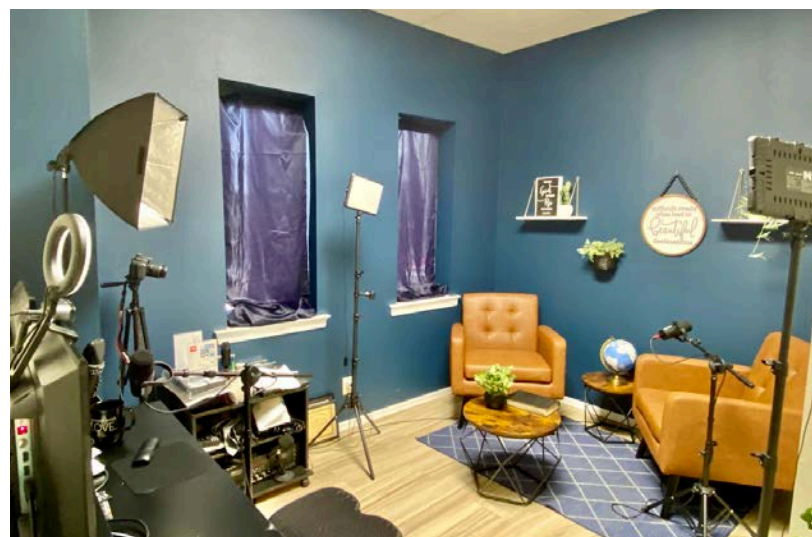
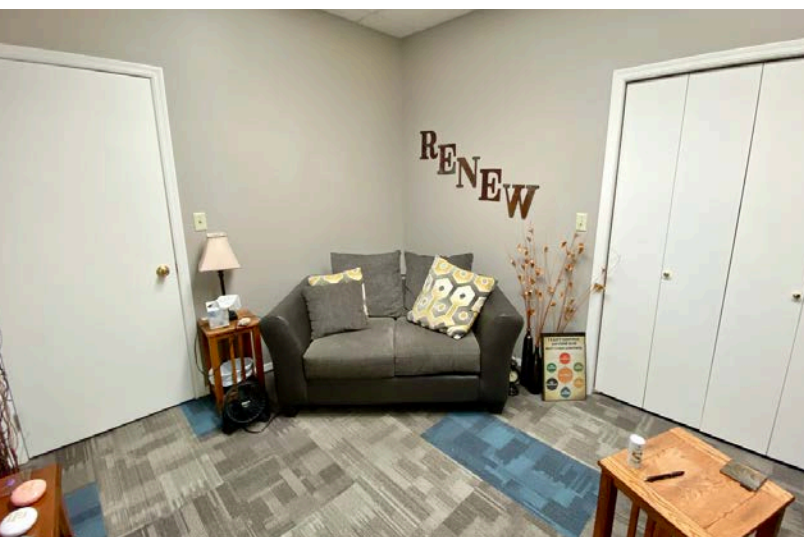
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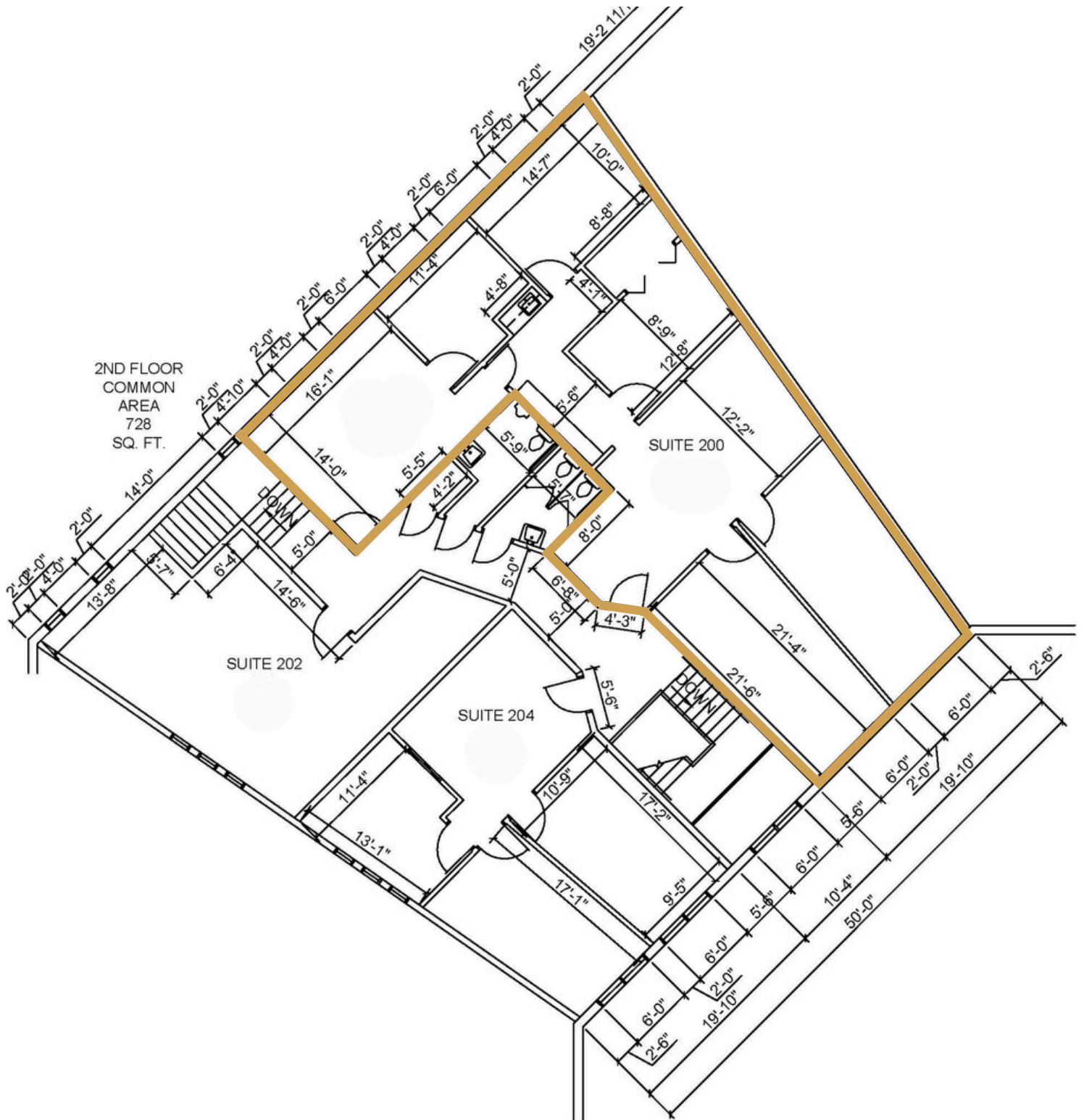
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LOCATION HIGHLIGHTS:

- 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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