

FOR LEASE



OXBOW VILLAGE

UPPER LEVEL OFFICE SPACE

Bender
COMMERCIAL



**3400 WEST 49TH STREET
SIOUX FALLS, SD**



2,517 RSF



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

- Second floor office space in Oxbow Village near Louise Avenue and 49th Street.
- Two office suites on the second level can be leased together.
- Includes a total of six (6) 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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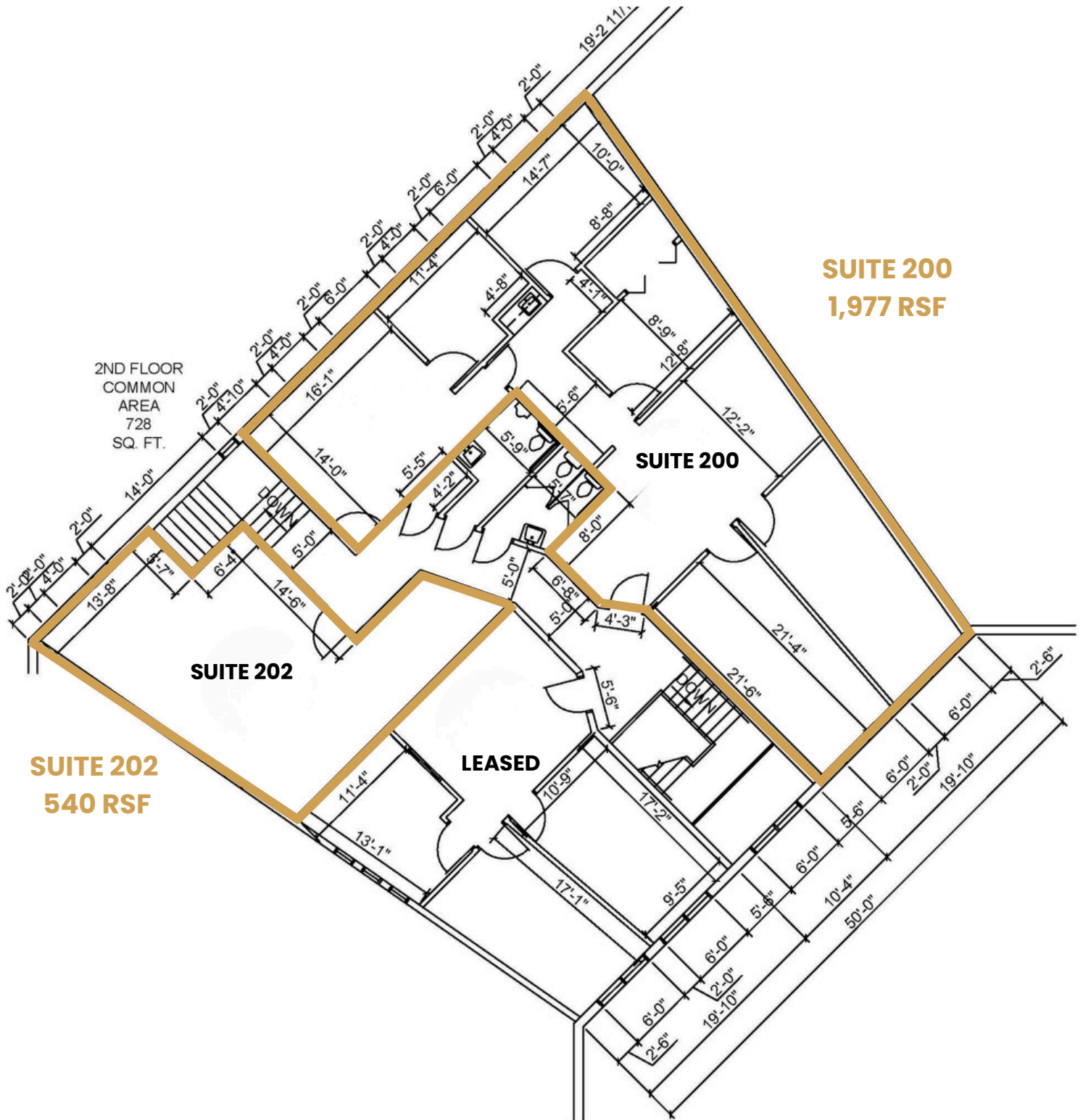
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OXBOW VILLAGE



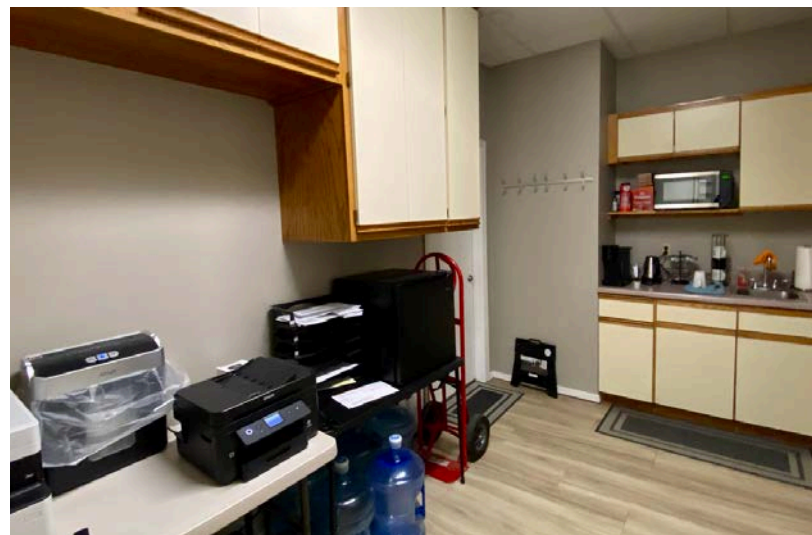
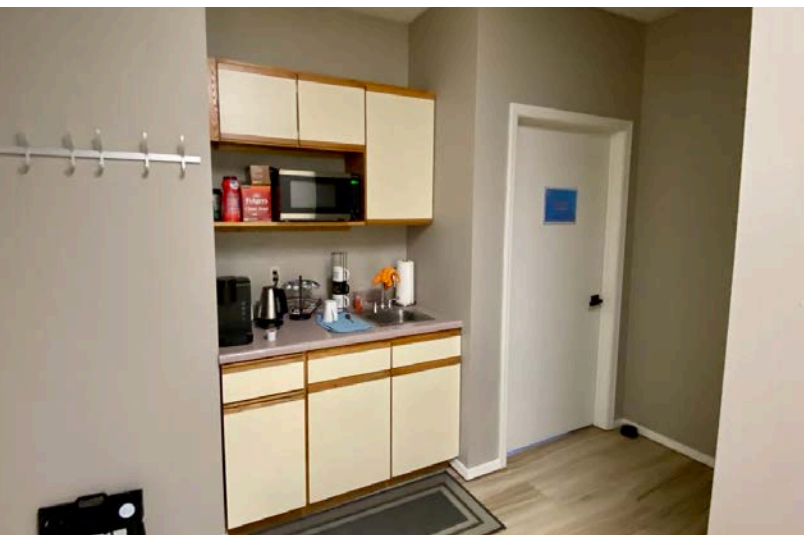
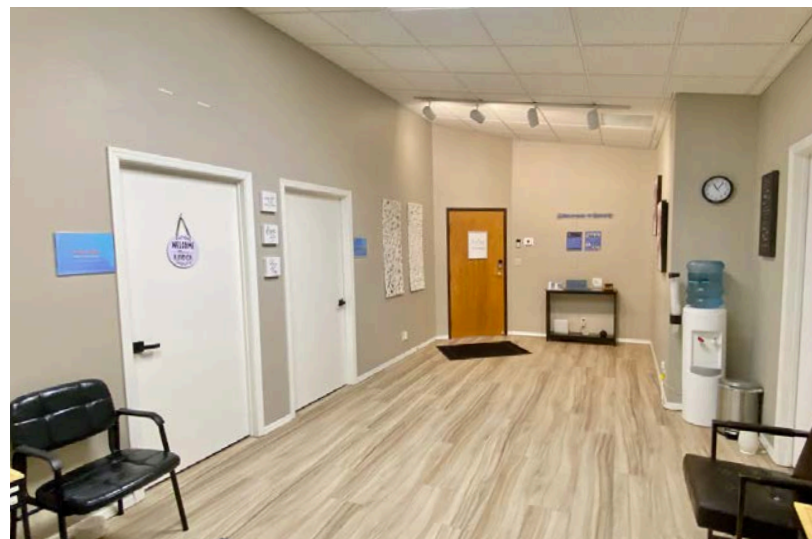
UPPER LEVEL OFFICES FOR LEASE



OXBOW VILLAGE



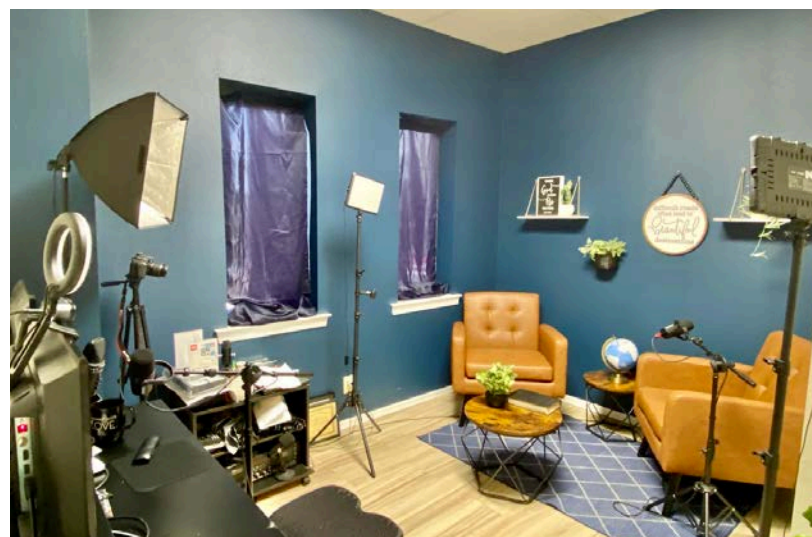
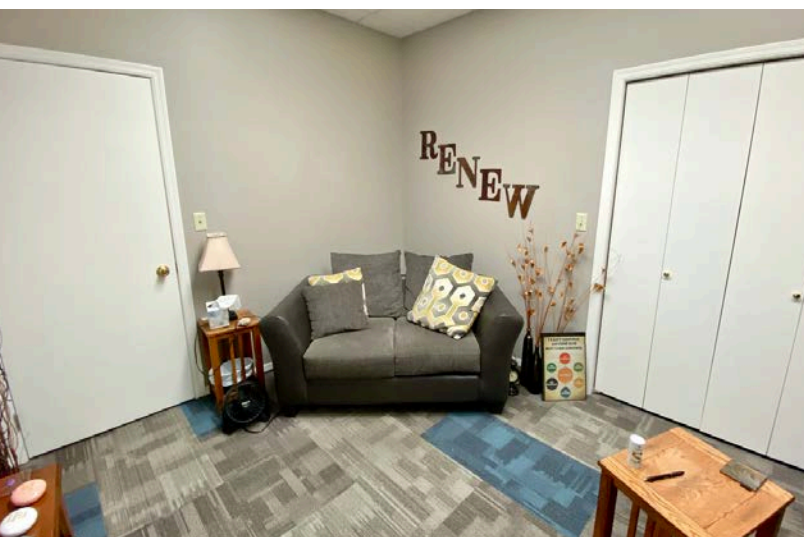
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OXBOW VILLAGE



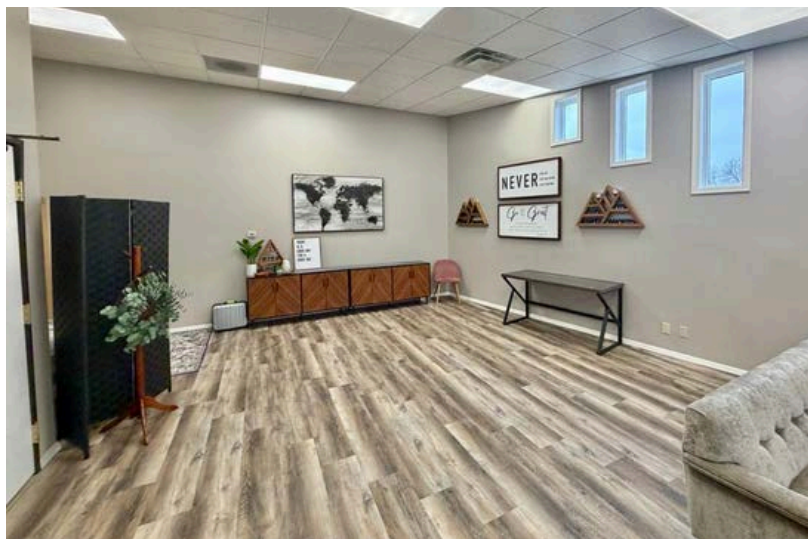
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OXBOW VILLAGE



SUITE 202



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

OXBOW VILLAGE



OFFICE SPACE FOR LEASE

