

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. NNNs: \$6.42/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.

ALEX SOUNDY, CCIM, SIOR

alex@benderco.com

605-376-3700

ROB KURTENBACH

rk@benderco.com

605-940-0559



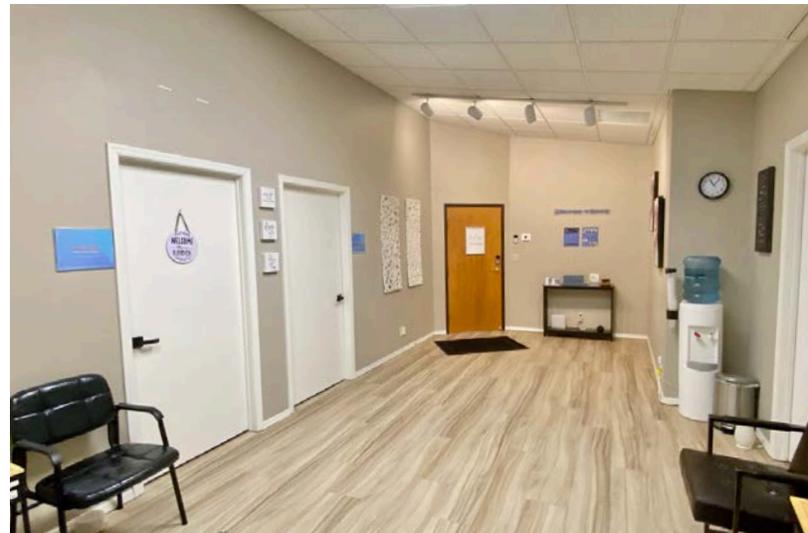
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

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

OXBOW VILLAGE



OFFICE SPACE FOR LEASE

