

**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.
- Can be leased separately or with additional available spaces.
- 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](mailto:alex@benderco.com)

605-376-3700

**ROB KURTENBACH**

[rk@benderco.com](mailto:rk@benderco.com)

605-940-0559



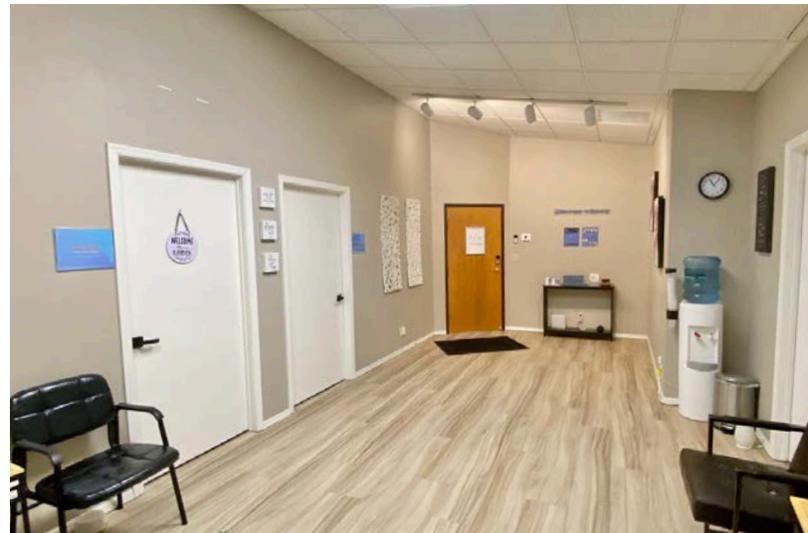
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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

# OXBOW VILLAGE



## OFFICE SPACE FOR LEASE



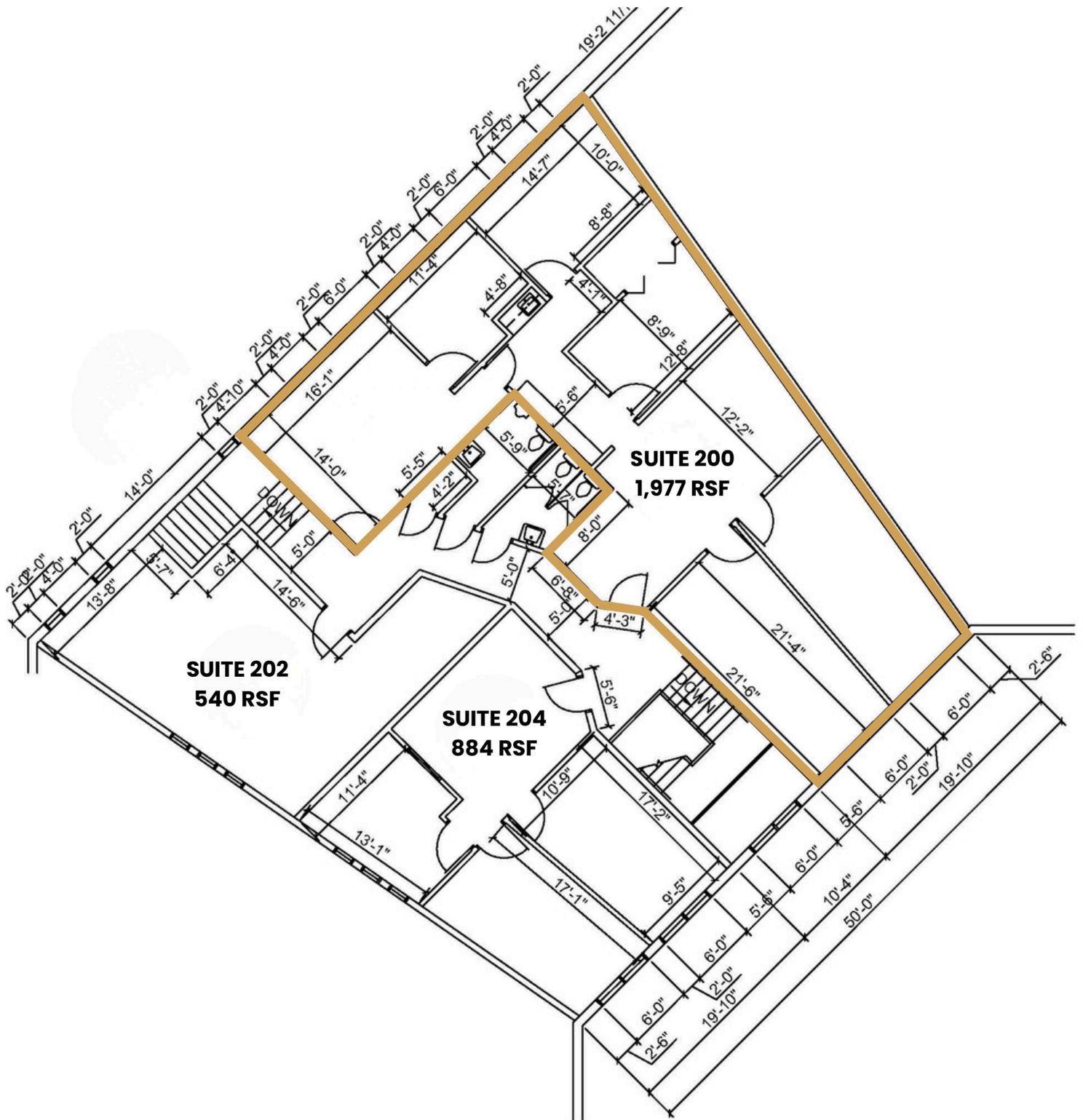
# OXBOW VILLAGE



## OFFICE SPACE FOR LEASE



## OFFICE SPACE FOR LEASE

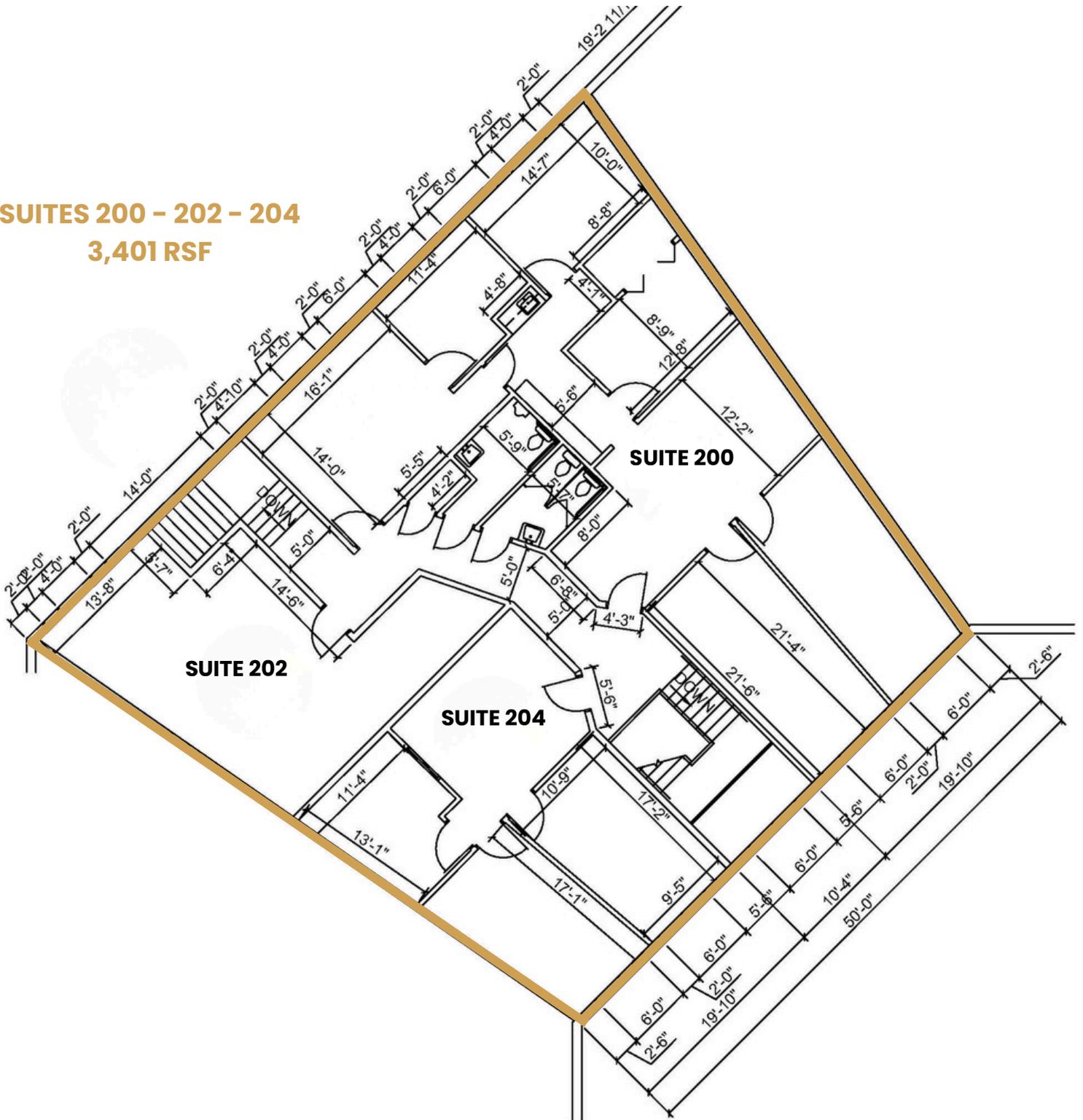


# OXBOW VILLAGE



## ONE TENANT OPTION

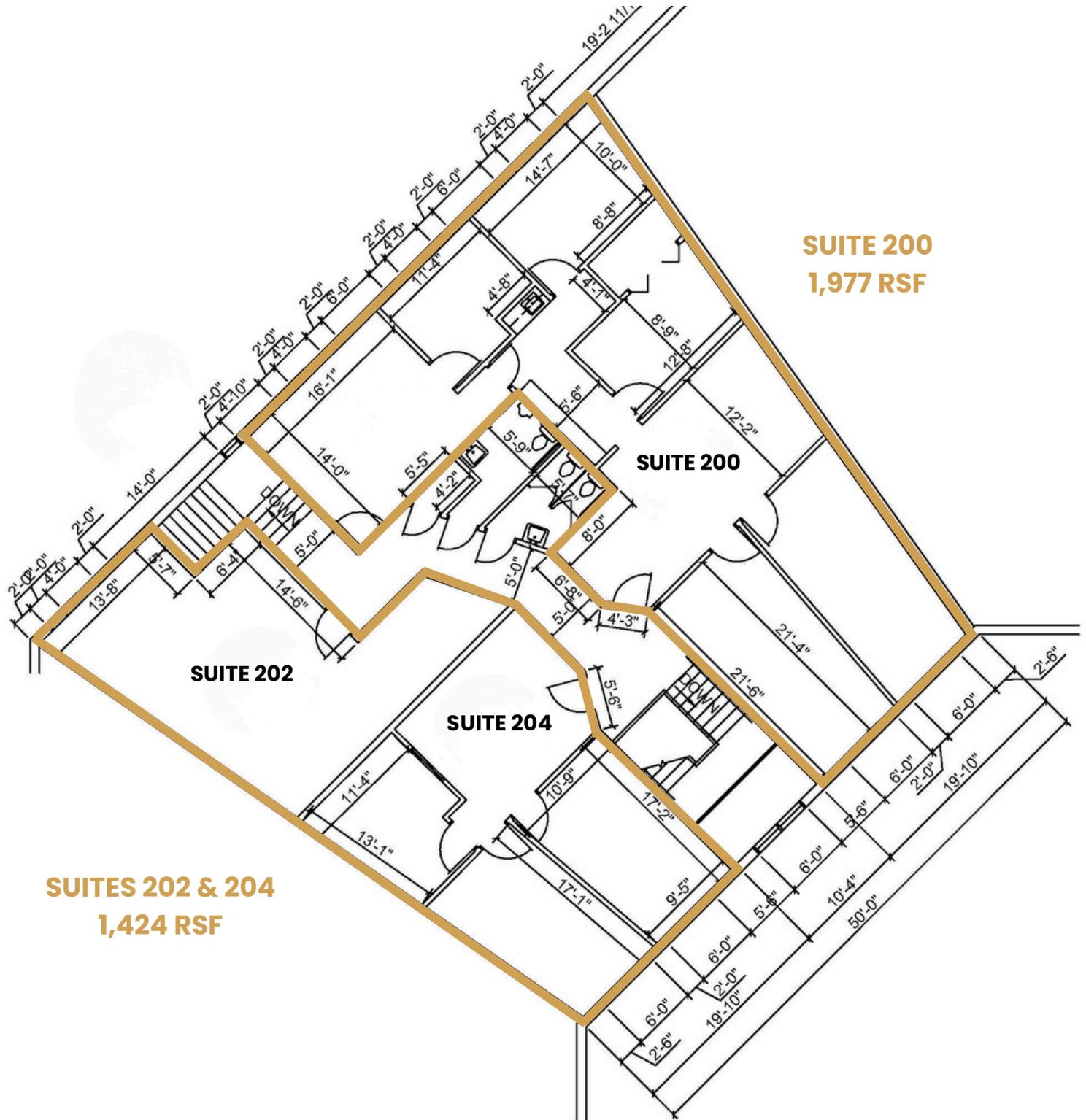
**SUITES 200 - 202 - 204**  
**3,401 RSF**



# OXBOW VILLAGE



## TWO TENANT OPTION





# 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

