

**FOR LEASE**



# OXBOW VILLAGE

OFFICE SPACE

**Bender**  
COMMERCIAL



**3400 WEST 49TH STREET, SUITE 202  
SIOUX FALLS, SD**



**540 SF**



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

- Second floor office space in Oxbow Village near Louise Avenue and 49th Street.
- Includes an open work space.
- 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.

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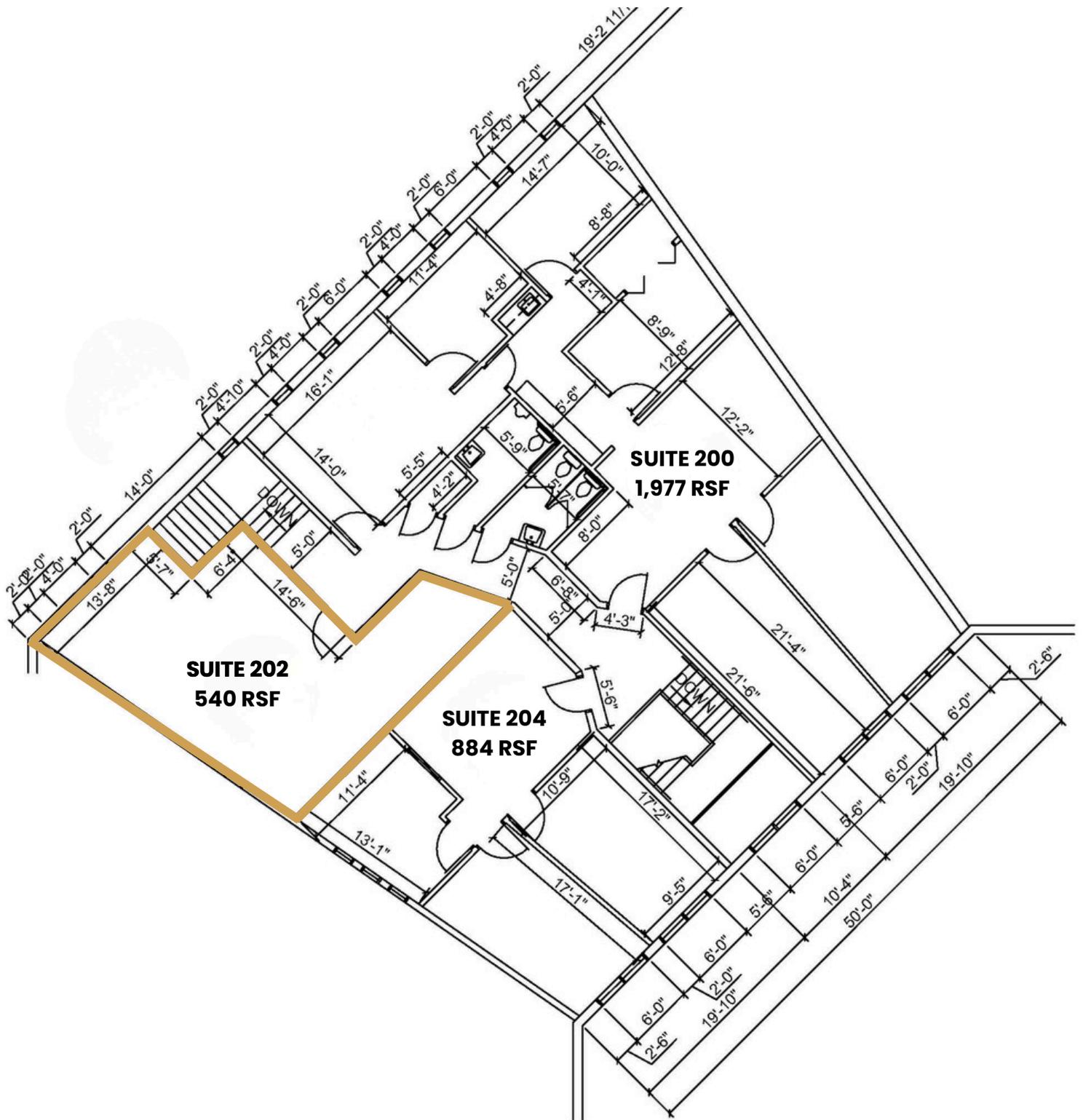
## OFFICE SPACE FOR LEASE



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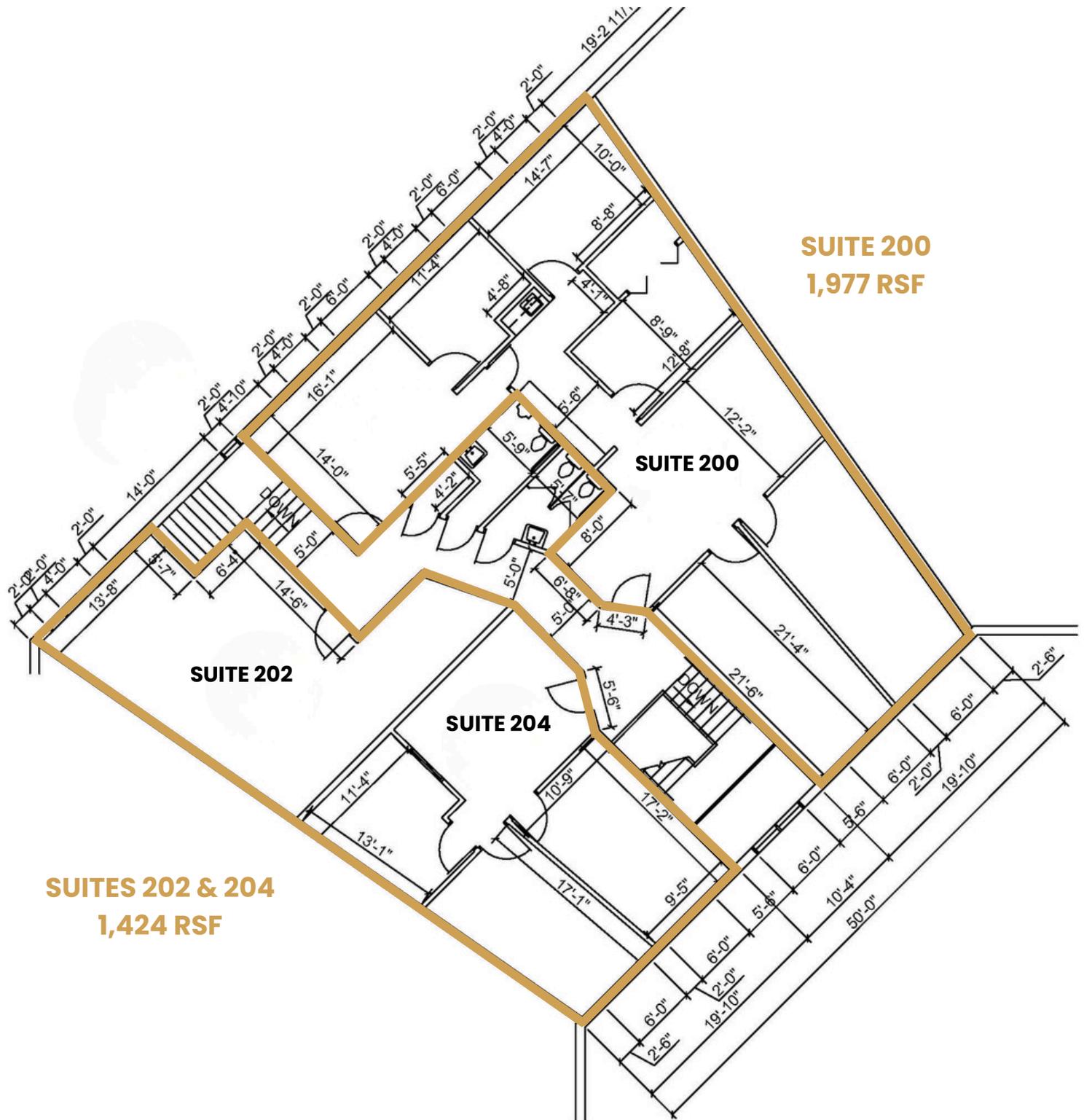




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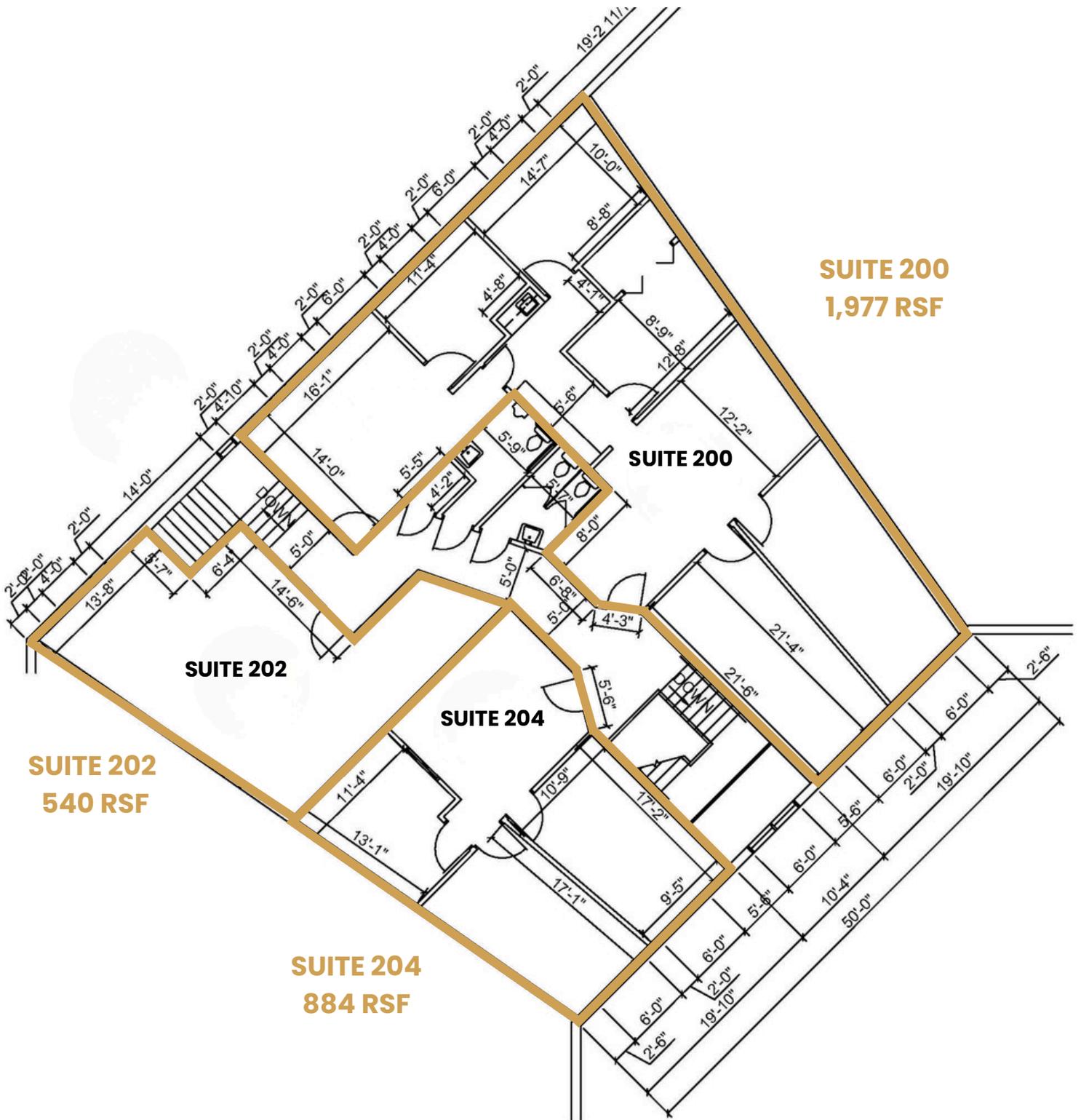
## TWO TENANT OPTION



# OXBOW VILLAGE



## THREE TENANT OPTION



**SUITE 200**  
**1,977 RSF**

**SUITE 202**

**SUITE 202**  
**540 RSF**

**SUITE 204**

**SUITE 204**  
**884 RSF**

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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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