

FOR LEASE



OXBOW VILLAGE

OFFICE SPACE

Bender
COMMERCIAL

 **3400 WEST 49TH STREET, SUITE 204**
SIOUX FALLS, SD

 **884 SF**

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

- Second floor office space in Oxbow Village near Louise Avenue and 49th Street.
- Includes three (3) offices and a reception area.
- 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

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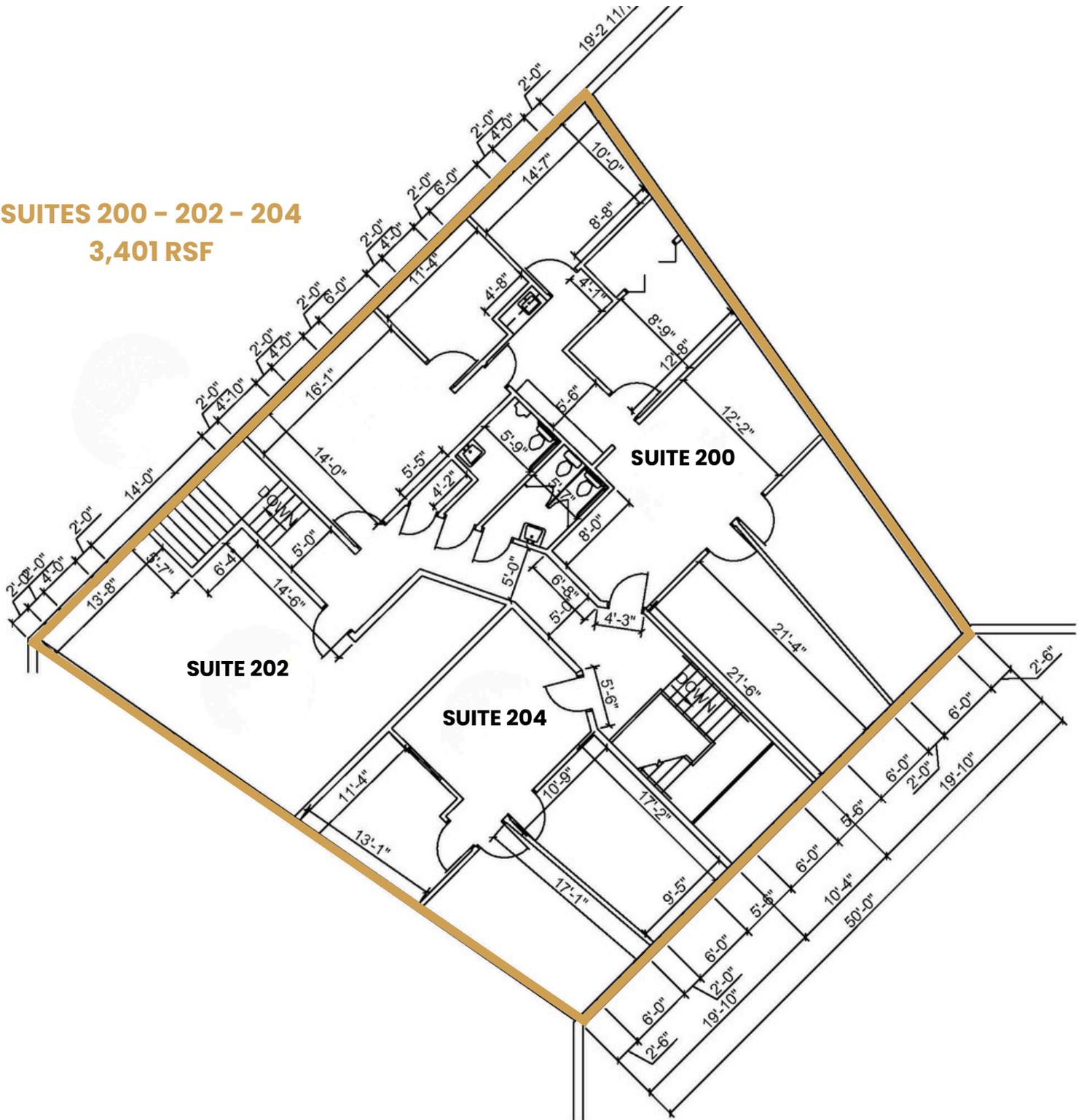


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ONE TENANT OPTION

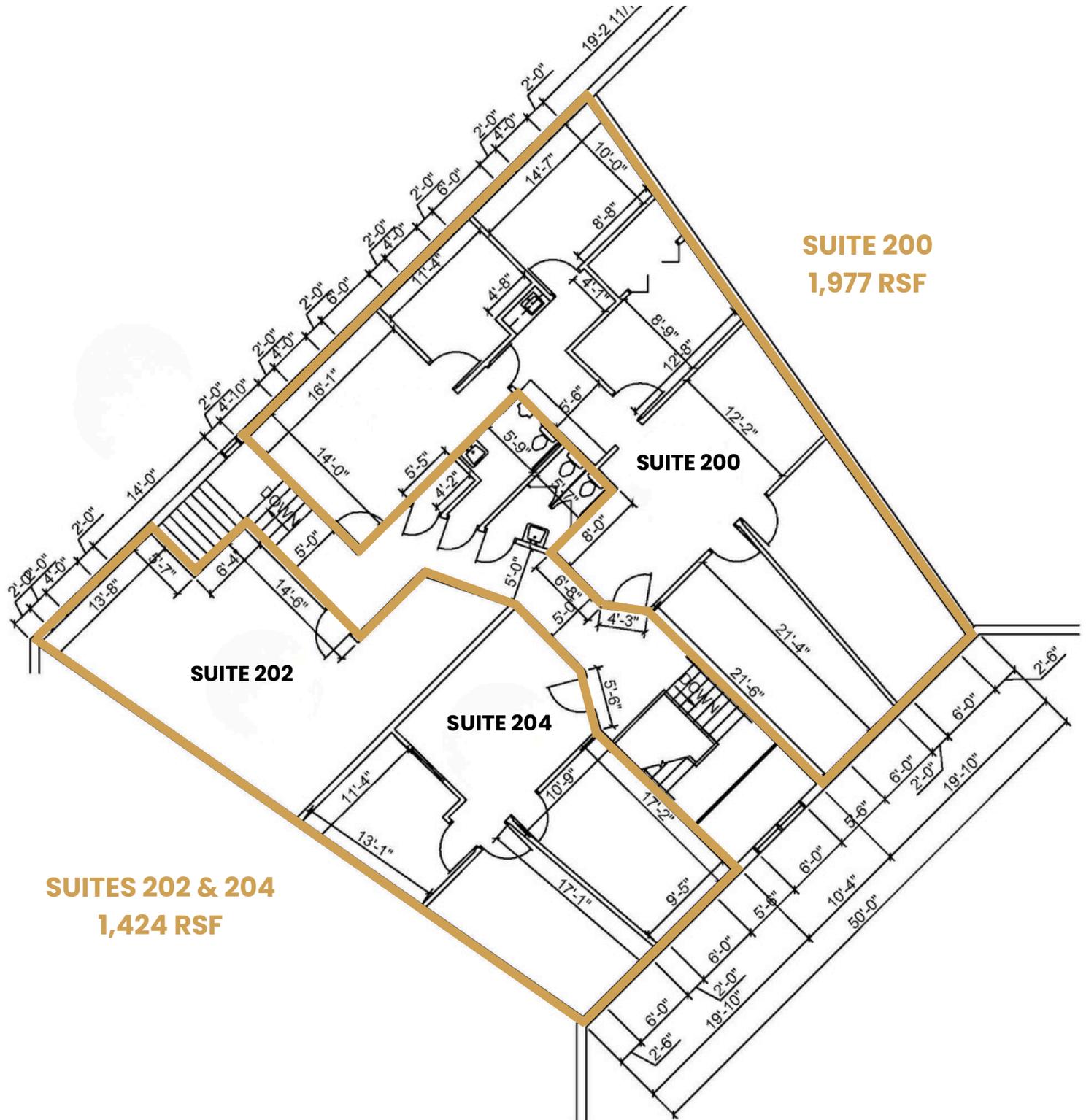
SUITES 200 - 202 - 204
3,401 RSF



OXBOW VILLAGE



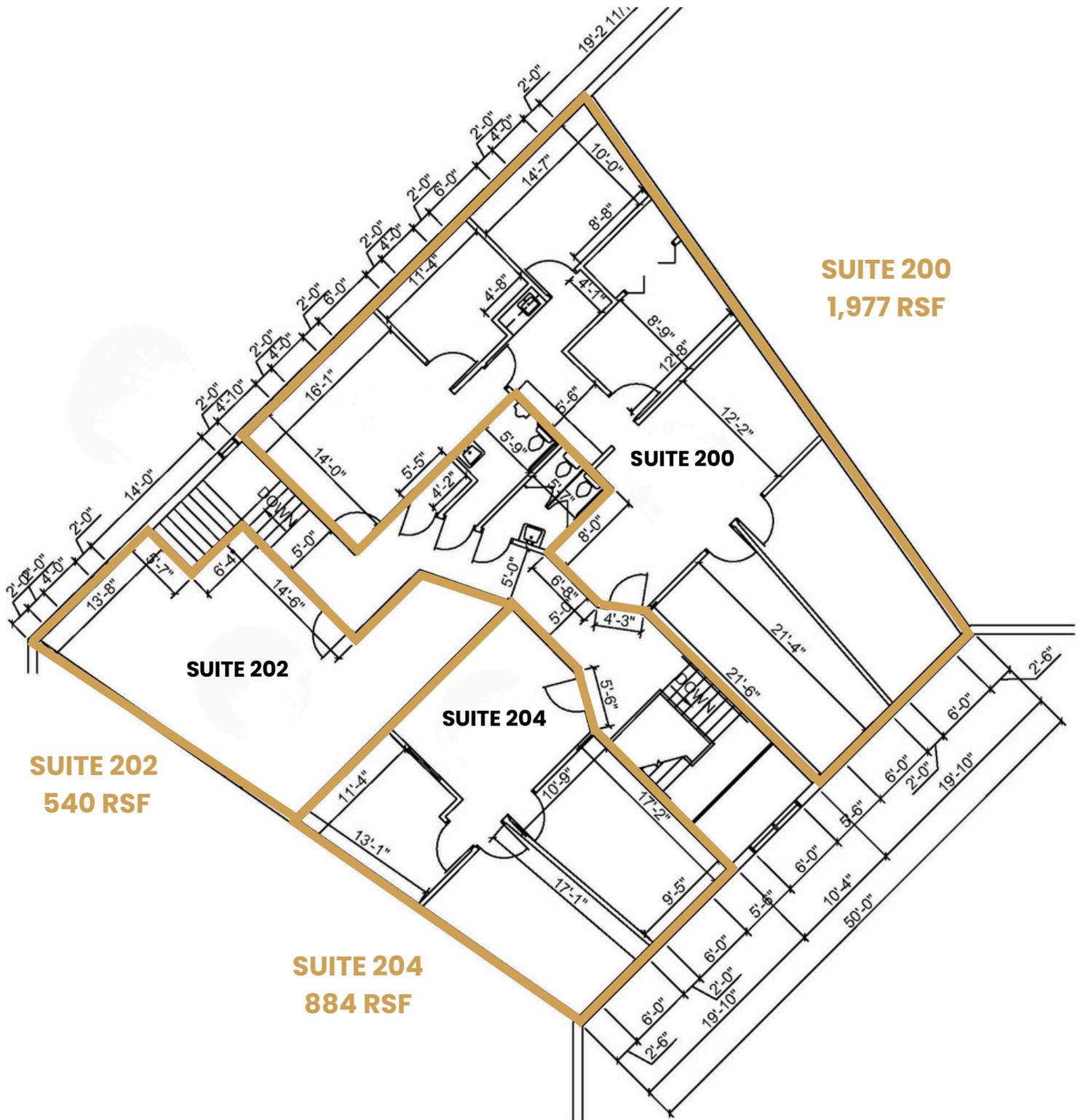
TWO TENANT OPTION



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THREE TENANT OPTION



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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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