

FOR LEASE



49TH STREET BUILDING

HIGH-VISIBILITY DAYCARE/INSTITUTIONAL SPACE

Bender
COMMERCIAL

 **3300 WEST 49TH STREET**
SIoux FALLS, SD

 **4,945 SF**

 **\$16.00/SF NNN**

- Daycare/institutional property conveniently located in south central Sioux Falls.
- Includes 4,800 SF +/- of privacy-fenced, outdoor recreation area.
- Layout includes large classrooms, multiple restrooms including child-sized fixtures, kitchenette/break room, and storage garage.
- Landlord negotiable to a TIA with qualifying lease.
- Ample on-site parking.
- Great visibility on the corner of 49th Street and Oxbow Avenue southeast of Empire and Empire East shopping areas.
- Neighboring businesses include Sanford Wellness Center, One American Bank, The Inn on Westport, Signature Salon, Empire East shopping area, and the Caille Branch of the Siouxland Libraries.

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