

PRAIRIE TREE OFFICE BUILDING

First Floor Space Available



4930 S Western Avenue
Sioux Falls, SD 57108

FOR LEASE

\$17.50 / USF NNN
3,168 - 6,380 SF

SIZE

- Suite 100: 3,212 USF
- Suite 200: 3,168 USF
- Total Combined: 6,380 USF

PRICE

- \$17.50 / USF NNN
- Estimated NNN: \$6.50 / SF

LOCATION

- Space available in Class "A" office building in a desirable location! Conveniently located along South Western Avenue near the I-229 interchange.

DESCRIPTION

- Floor plans includes a reception area, open area suitable for cubicles, and offices around the perimeter
- Suites may be combined
- Available: January 2019

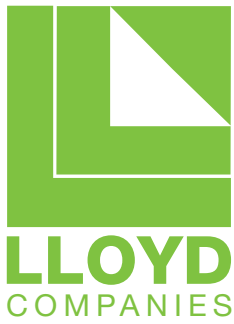
Contact Broker for additional information.

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com

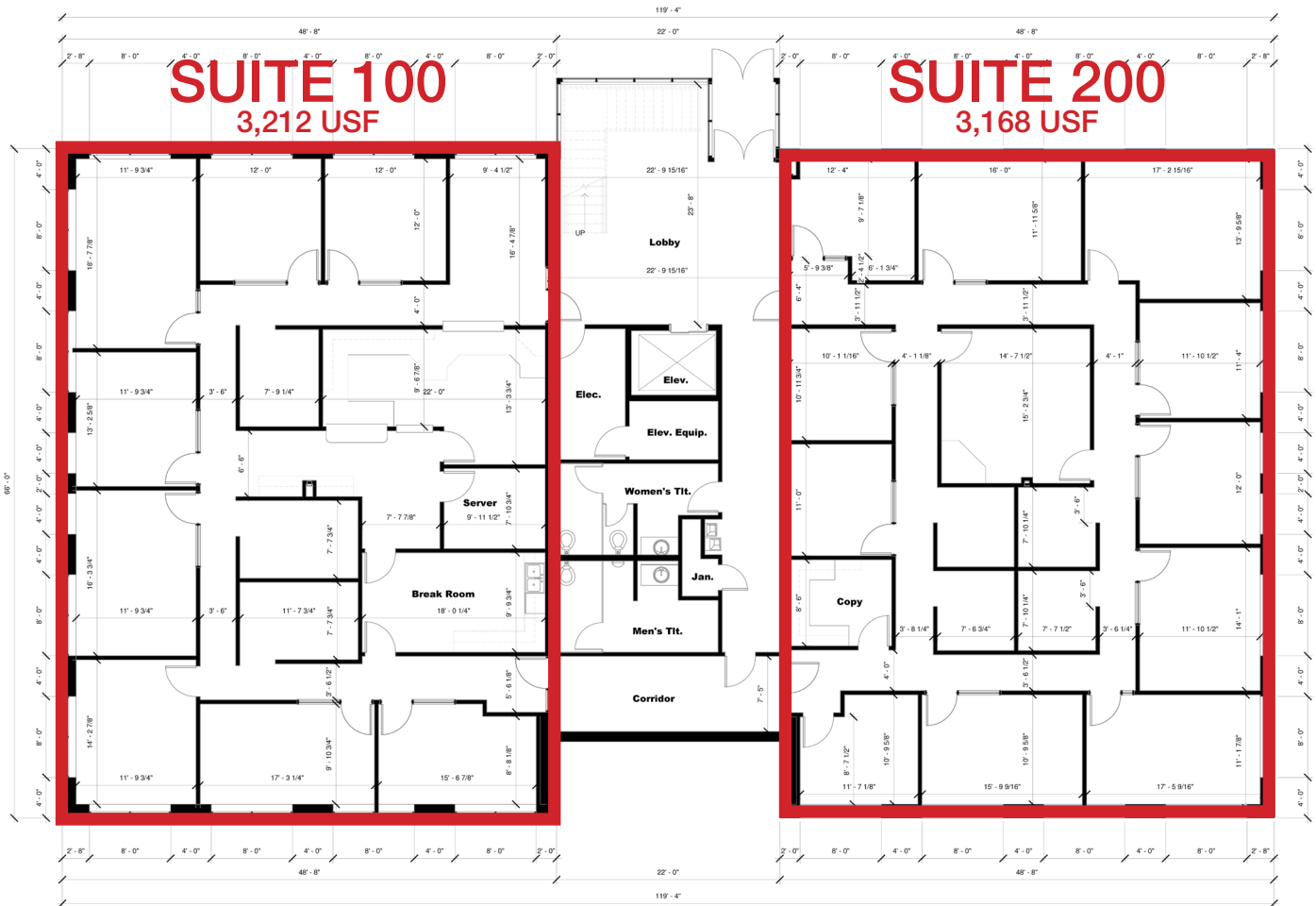
101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



PRAIRIE TREE OFFICE BUILDING

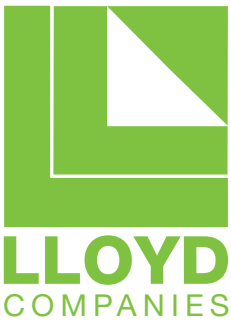
First Floor Space Available



FLOOR PLAN

Concept only; Subject to change

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com



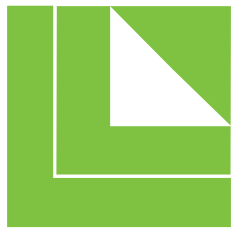
PRAIRIE TREE OFFICE BUILDING

First Floor Space Available



BUILDING & MONUMENT SIGNAGE OPPORTUNITIES

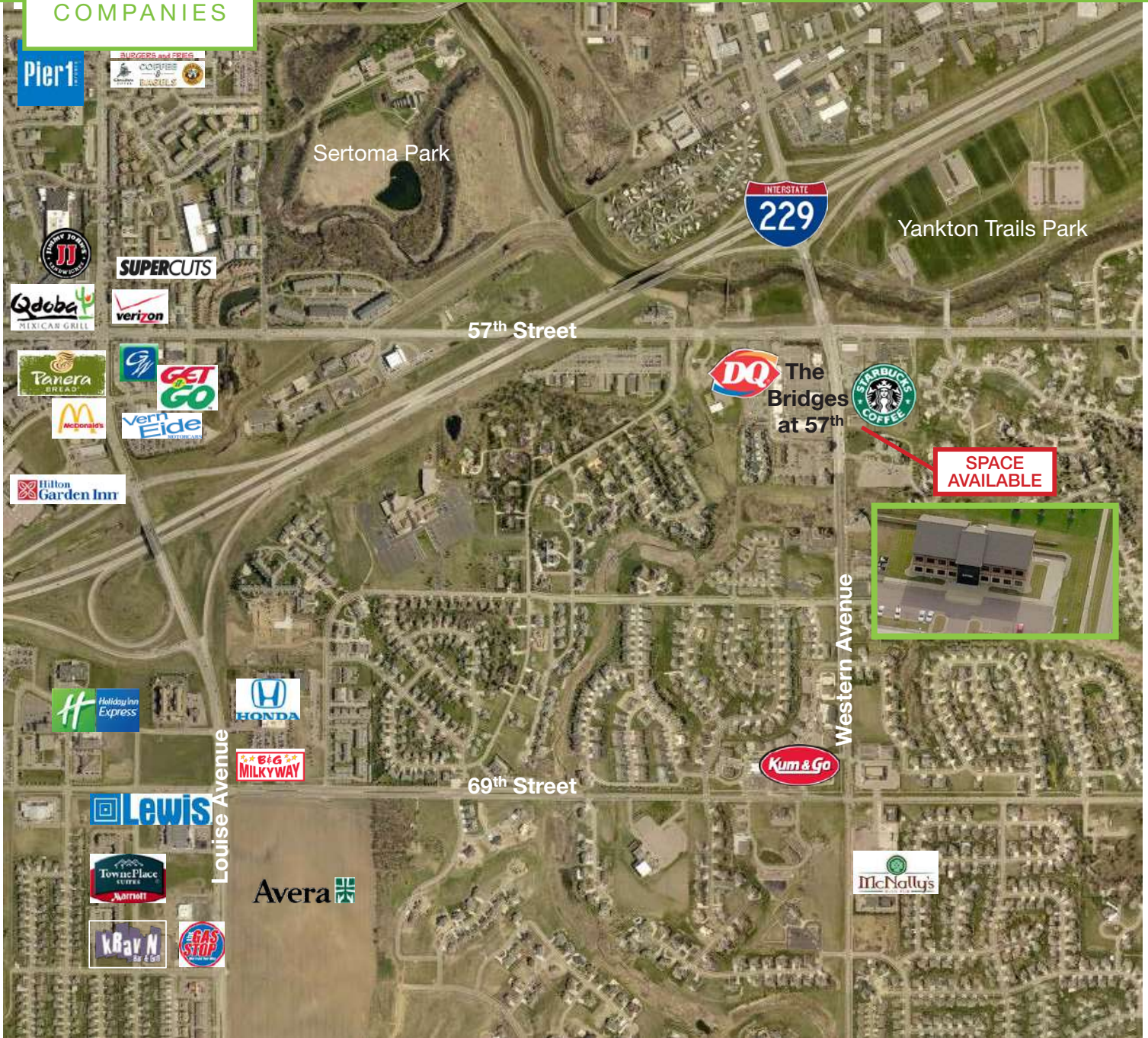
RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com



LLOYD
COMPANIES

PRAIRIE TREE OFFICE BUILDING

First Floor Space Available



RAQUEL BLOUNT, SIOR

605 **728-9092**

raquel@lloydcompanies.com

