

3905 S WESTERN AVE

OFFICE & WAREHOUSE SPACE FOR LEASE



3905 S Western Avenue
Sioux Falls, SD 57105



Office: 2,880 SF +/-
Warehouse: 8,875 SF +/-



Office: \$10.00 / SF NNN
Warehouse: \$6.00 / SF NNN
Estimated NNN: \$3.25 / SF

LOCATION

Great opportunity to be on the main floor of an office building located on Western Avenue, in close proximity to the intersection of 49th Street. The location offers excellent accessibility and visibility, as it is situated on a major thoroughfare and easily accessible by both public transportation and private vehicles.

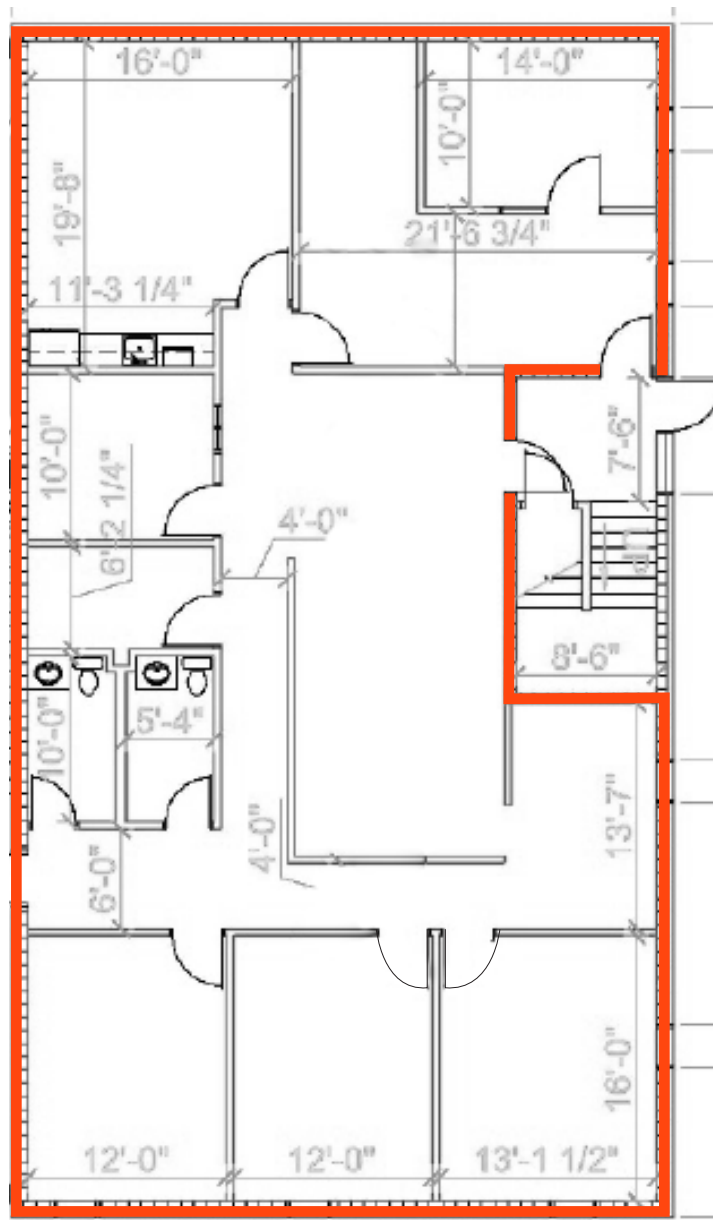
DESCRIPTION

- Office space floorplan includes a reception/work area, four (4) private offices, conference room, storage room, and en-suite restrooms
- Versatile space perfect for a variety of businesses
- Convenient access to I-229 and 49th Street
- Highly visible location with 26,400 vehicles per day
- Fantastic central location in the rapidly growing Sioux Falls
- NNN includes utilities and garbage
- Near the Western Mall and a short drive to the Empire Mall
- Warehouse space includes three 12' x 14' overhead doors, one 8' x 10' overhead door, 3 mezzanine areas, trench drains, parts room
- Fenced outdoor, paved lot
- Office and warehouse can be leased separately
- Contact Broker for additional information

KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

OFFICE FLOOR PLAN

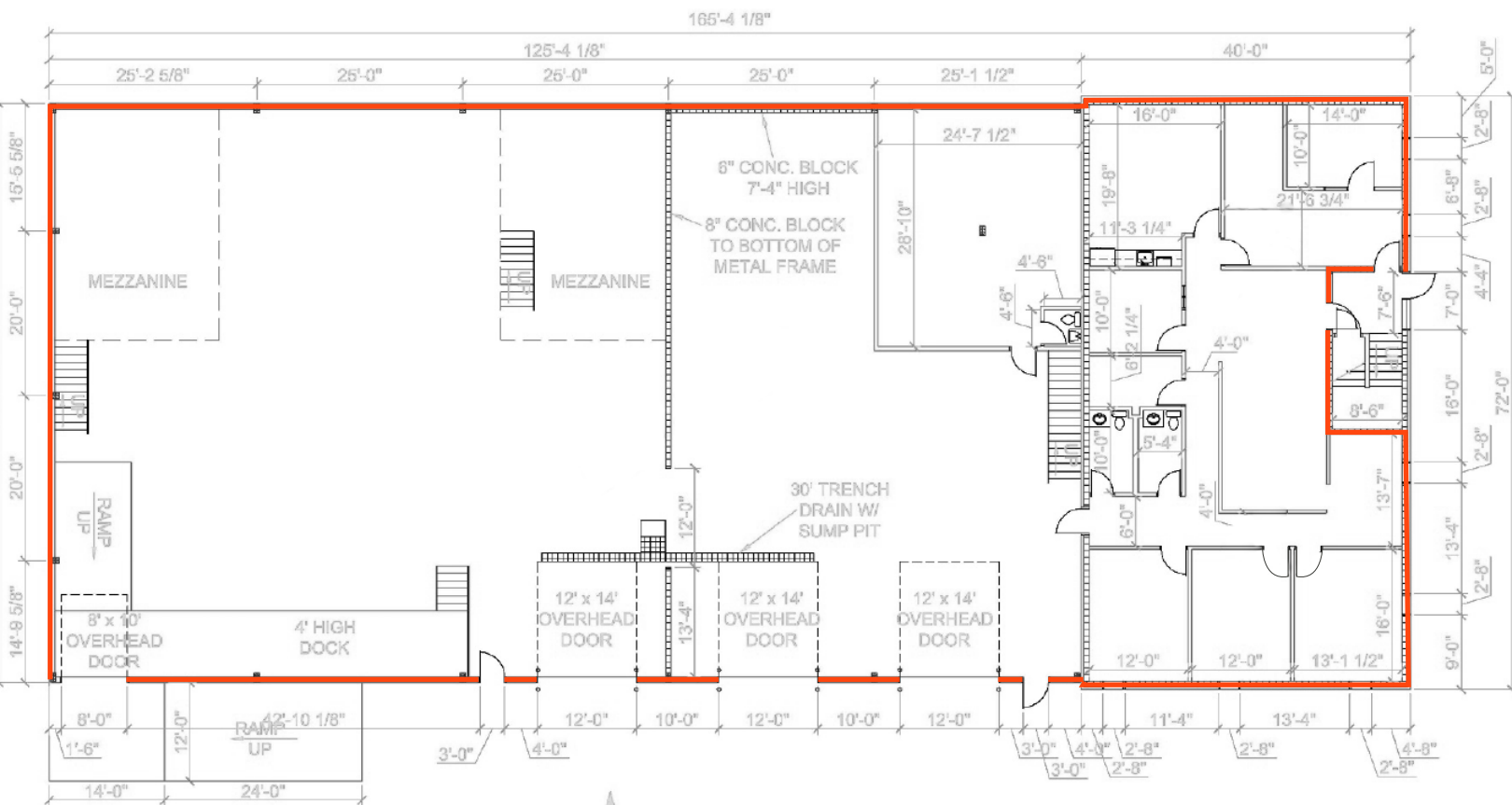
Concept only; subject to change



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OFFICE



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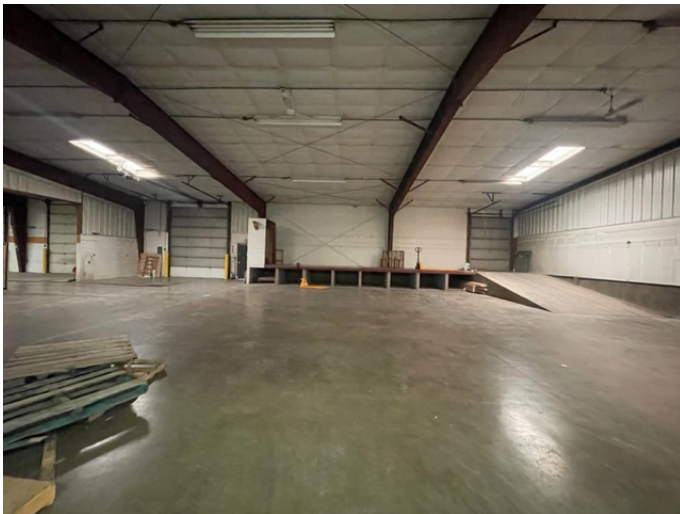
101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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WAREHOUSE



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EXTERIOR



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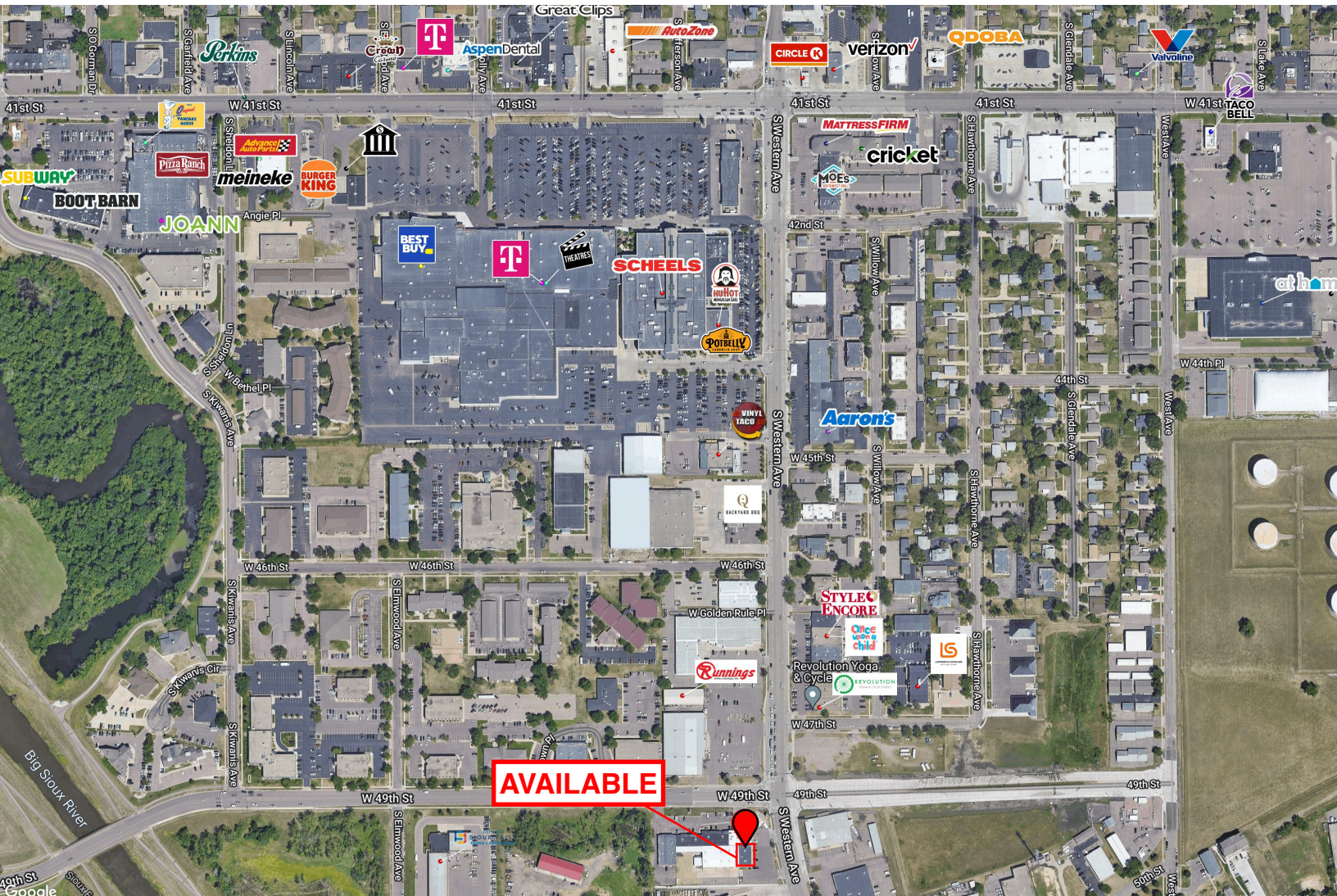
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SITE MAP



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AREA MAP



- Empire Mall
- BOX LUNCH
- SOMMA
- nerie
- ANTHROPOLGIE
- HOT TOPIC
- TORRID
- VICTORIA'S SECRET
- FAMOUS
- FOREVER 21
- WORKSHOP
- ZUMIEZ
- Eddie Bauer
- francesca's
- lululemon
- ATHLETA
- OLD NAVY
- COACH
- Dillard's
- Buckle
- Red Robin
- GNC
- maurices
- Calvert
- macy's
- SEPHORA
- CHAMPS
- TILLY'S
- Foot Locker
- Bath & Body Works
- claire's
- DICK'S
- TJ-maxx
- AMERICAN EAGLE
- LOFT
- CHARLEY'S
- taco john's
- BURGER KING
- PLACE
- LANE BRYANT
- AÉROPOSTALE
- EXPRESS
- JCPenney

- Casey's
- WAXING THE CITY
- POPEYES
- Great Clips
- SUPERCUTS
- noodles
- taco john's
- bp
- QDOBA
- McDonald's
- EVOLVE
- CL
- Cherryberry
- ROYAL OAK APARTMENTS

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