

# 41ST STREET OFFICE BUILDING

OFFICE SPACE FOR LEASE



307 W 41st Street  
Sioux Falls, SD 57105



Upper: 5,800 SF +/-  
Lower: 5,800 SF +/-  
Total: 11,600 SF +/-



Main Level: \$16.00 / SF NNN  
Lower Level: \$8.00 / SF NNN  
2022 Taxes: \$1.75 / SF  
Insurance: \$0.62 / SF

## LOCATION

Situated in close proximity to the bustling intersection of 41st Street and Minnesota Avenue, this prime location lies just south of Ace Hardware. Notably, it boasts convenient access to the I-229 interchange, which is less than one mile away.

## DESCRIPTION

- Main-Level Floor Plan: Grand lobby, reception work area, open work areas for cubicles, 12 private offices, one large conference room, restrooms.
- Lower-Level Floor Plan: Large training room, break room, private office, open work areas for cubicles, large storage room, restrooms, mechanical rooms.
- Parking: 48 spaces
- Large monument sign with great signage opportunity
- Highly visible location located just east of the 41st Street and Minnesota Ave intersection
- Available December 1, 2023
- The Tenant is responsible for Lawn and Snow.
- Contact Broker for additional information

**SCOTT BLOUNT**

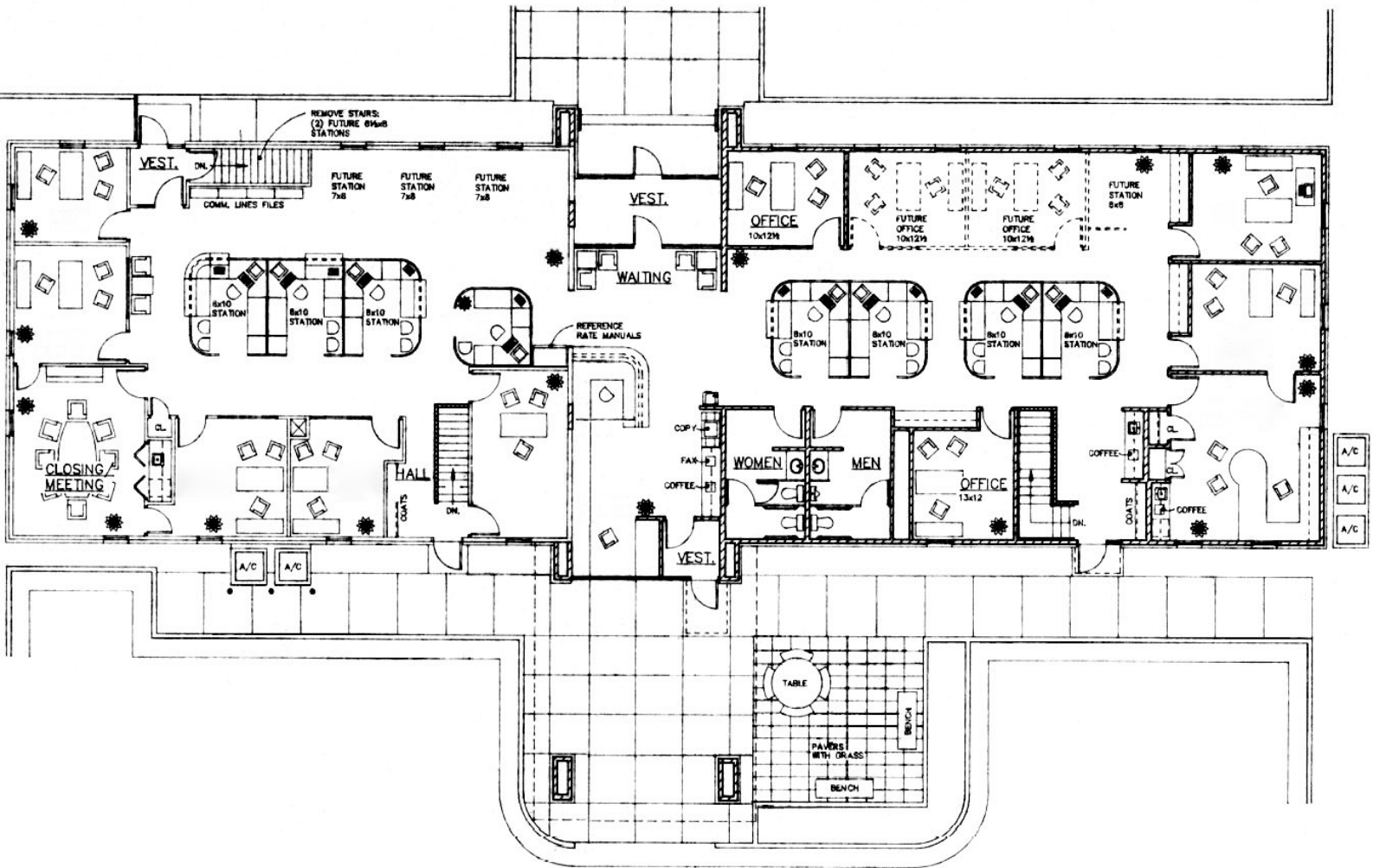
605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

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

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# MAIN LEVEL FLOOR PLAN

Concept only; subject to change



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### MAIN LEVEL PHOTOS

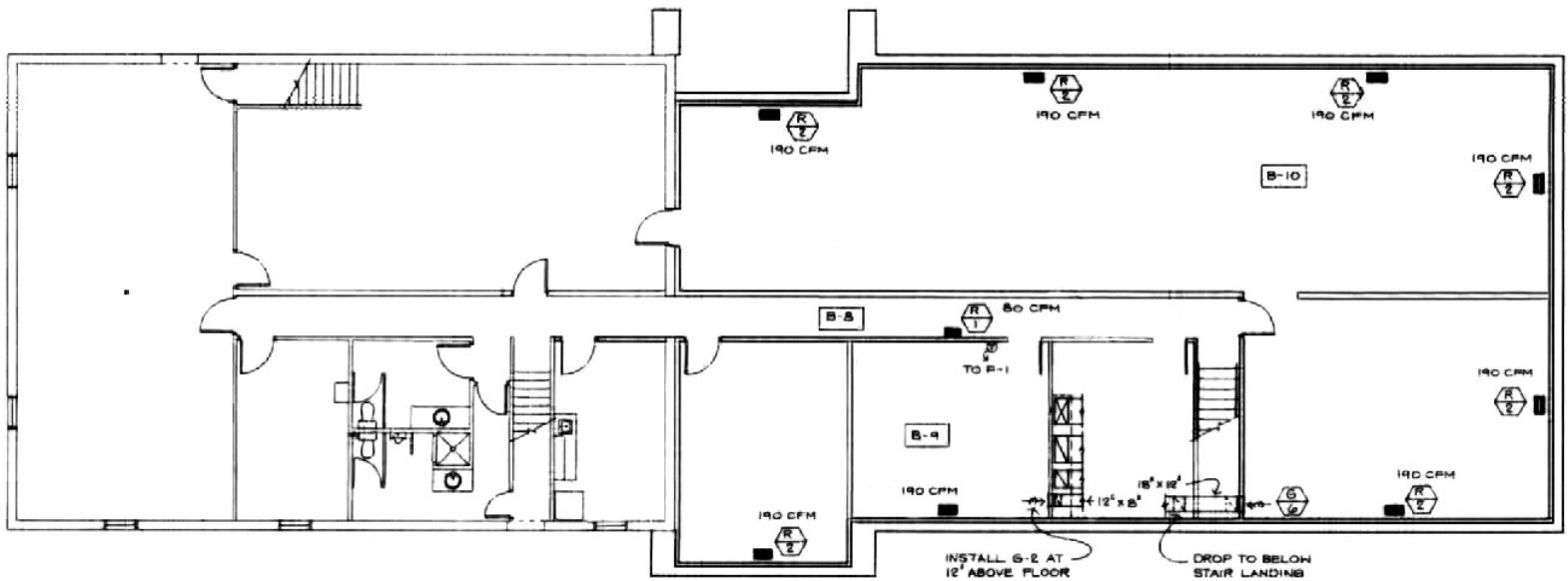


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## LOWER LEVEL FLOOR PLAN

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### LOWER LEVEL PHOTOS



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## EXTERIOR



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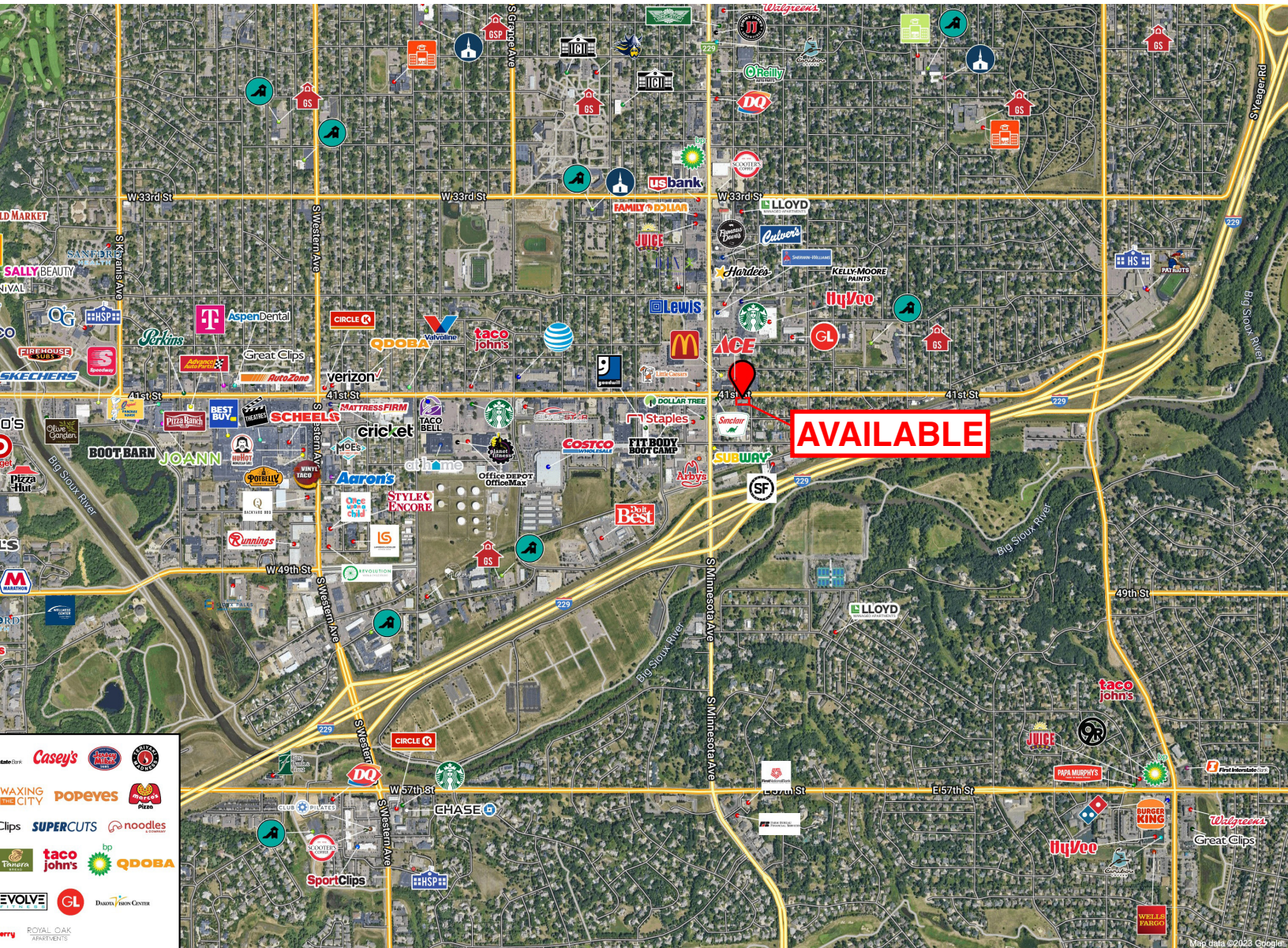
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## AREA MAP



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