

# 3905 S WESTERN AVE

OFFICE SPACE FOR LEASE



3905 S Western Avenue  
Sioux Falls, SD 57105



2,880 SF +/-



\$10.00 / 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

- 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
- Contact Broker for additional information

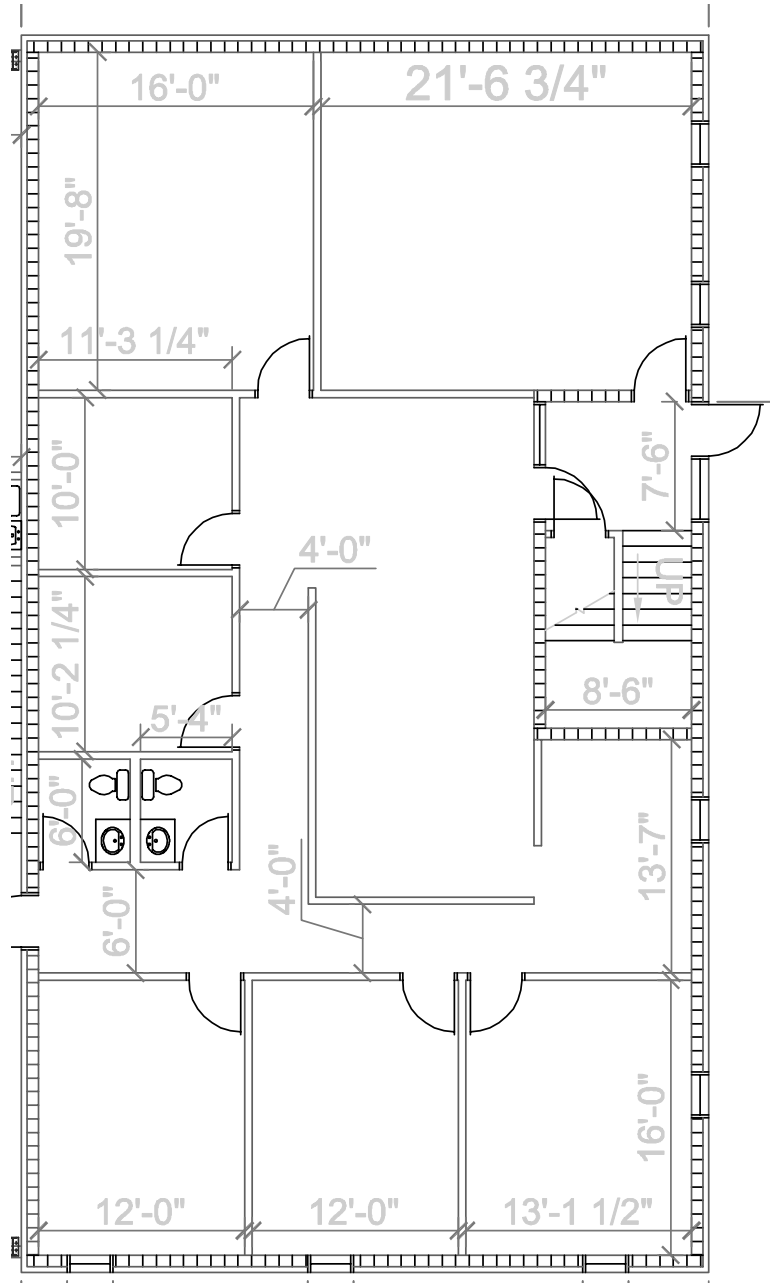
**KRISTEN ZUEGER** SIOR | 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

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.

# FLOOR PLAN

Concept only; subject to change



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

# 3905 S WESTERN AVE

OFFICE SPACE FOR LEASE



## INTERIOR



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

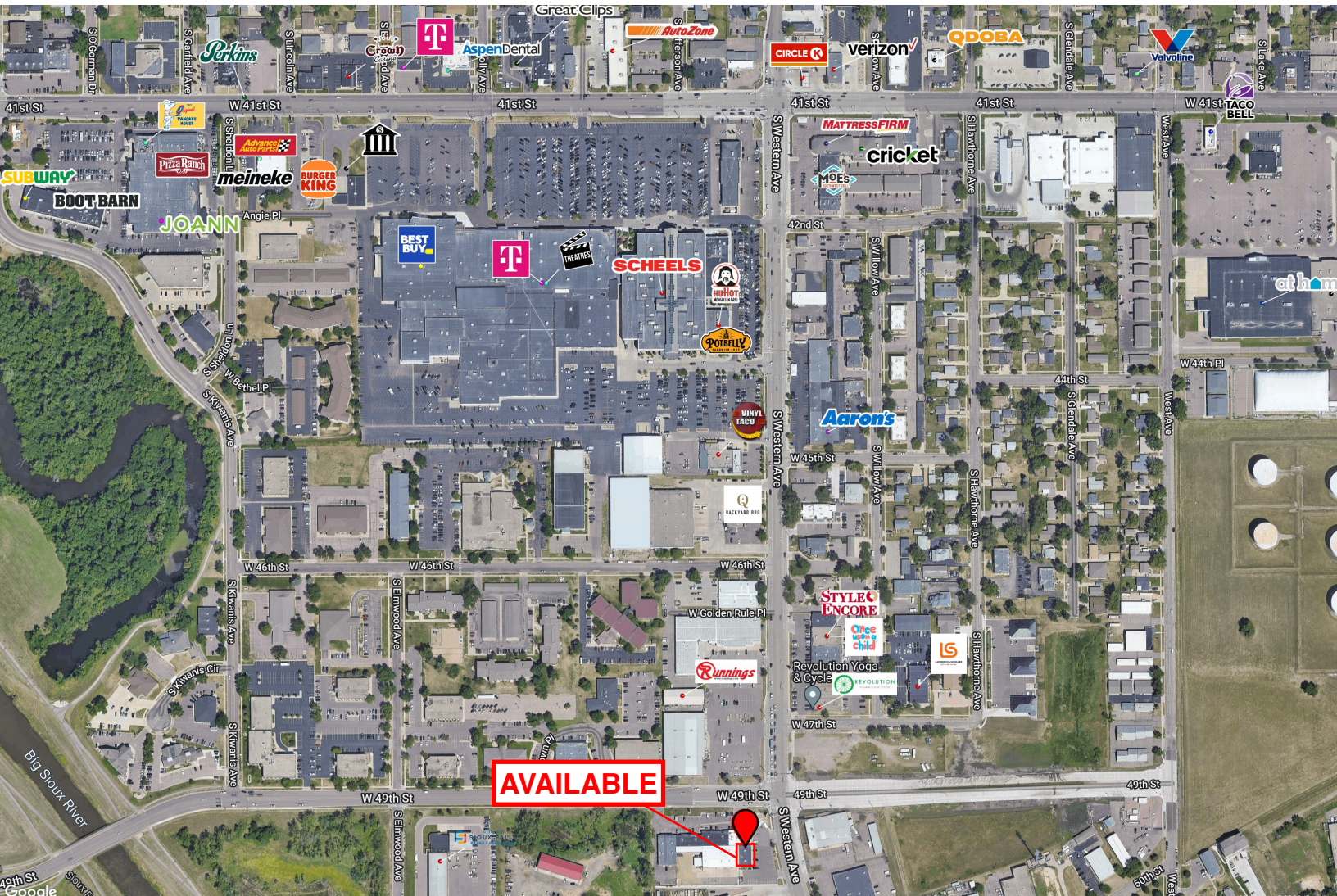
101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# 3905 S WESTERN AVE

OFFICE SPACE FOR LEASE



## SITE MAP



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

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

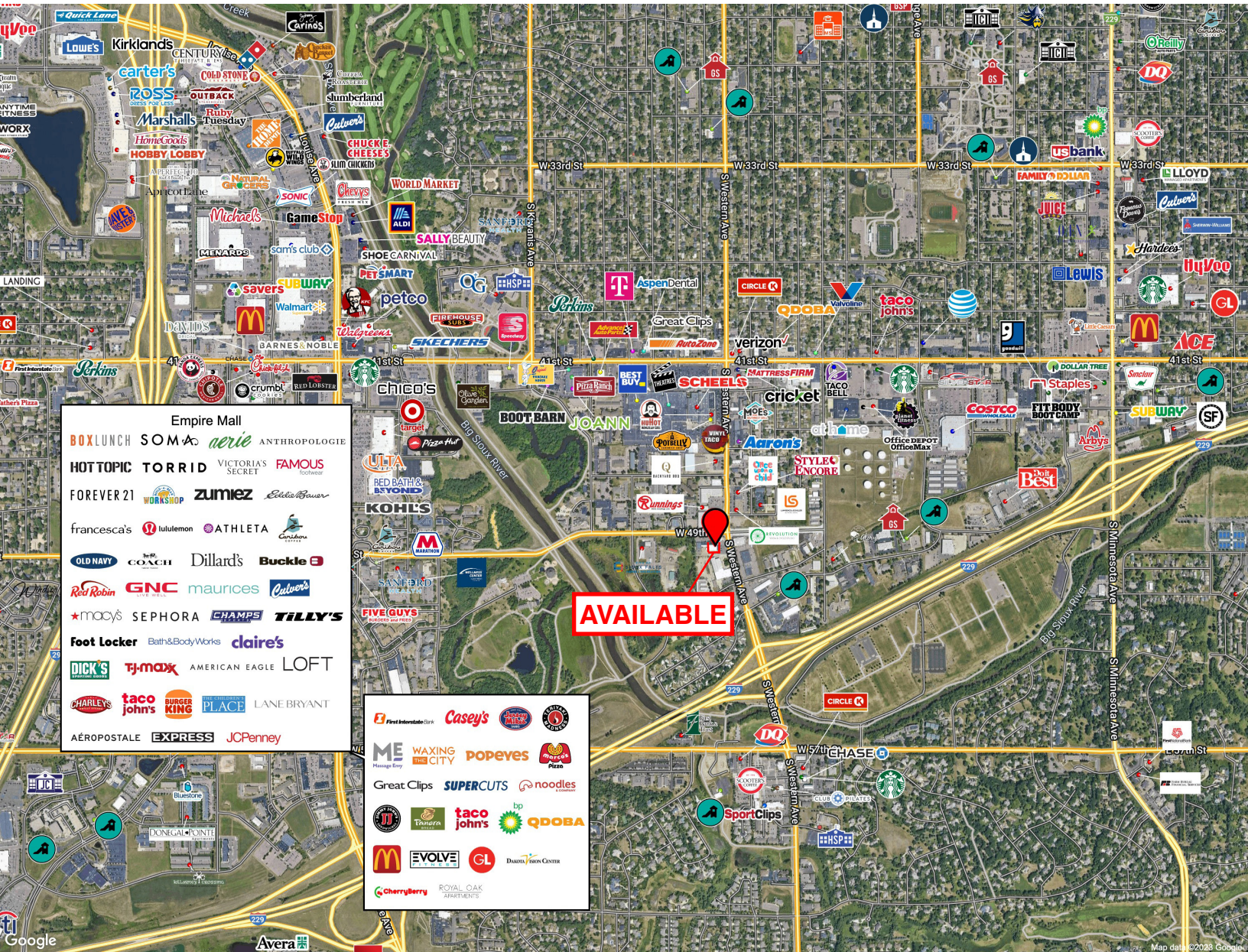
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# 3905 S WESTERN AVE

OFFICE SPACE FOR LEASE



## AREA MAP



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@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.