



## 3600 S. Westport Avenue

Sioux Falls, SD 57106

### Property Features

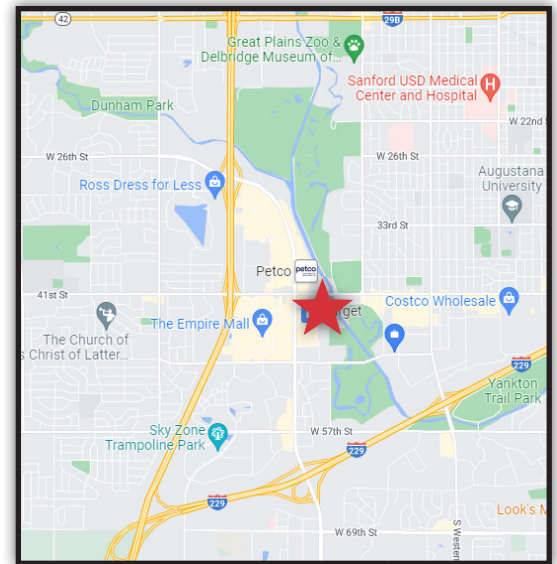
- Newly renovated multi-tenant office building
- Spaces can be designed per tenant need
- Each suite has a private restroom
- Suite 200
  - 2nd floor space
  - 1,180 sq. ft.
- Suite 104
  - 1,083 sq. ft.
- Suite 106: Build-to-suit
  - 1,487 sq. ft.
- Paved, on-site parking with 68 spaces
- Zoning: Office

### Pricing

- Lease rate: \$25.00/ sq. ft. gross plus utilities

### Location

- Located just east of The Empire Mall on Westport Avenue
- Area neighbors include: Target, Kohl's, Billion Automotive, Bed Bath & Beyond, The Empire Mall, Starbucks, Walgreens, Barnes & Noble, Empire Bowl, Hy-Vee



For more information:

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**NAI Sioux Falls**

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# EXTERIOR PHOTOS

For Lease  
Office Space

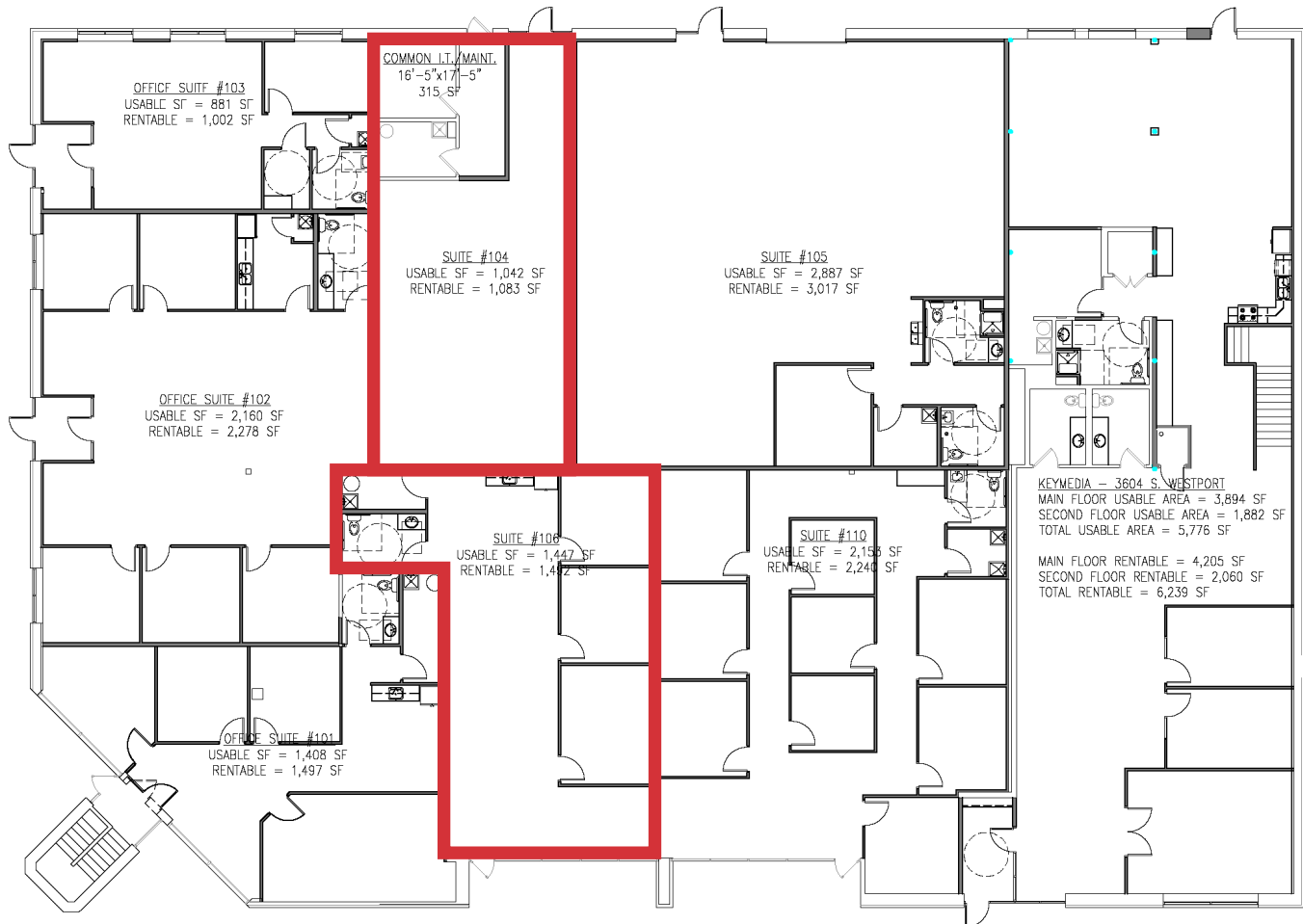


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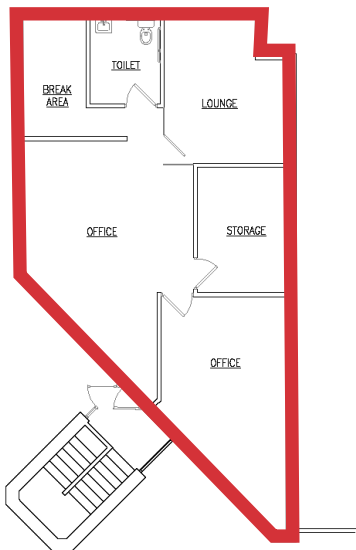
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# FLOOR PLAN

For Lease  
Office Space



OFFICE SUITE #200  
(VISITING ANGELS)  
USABLE SF = 1,110 SF  
RENTABLE SF = 1,180 SF

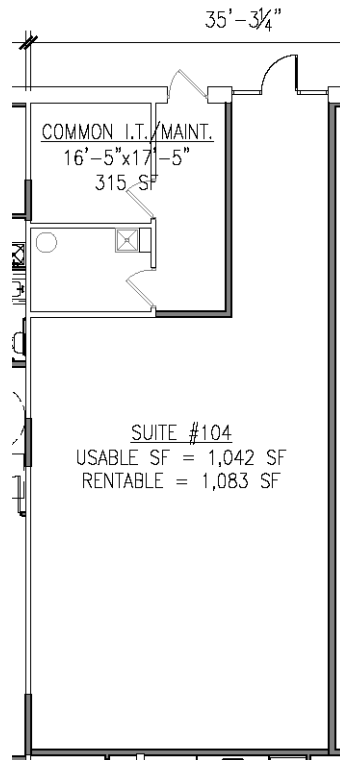




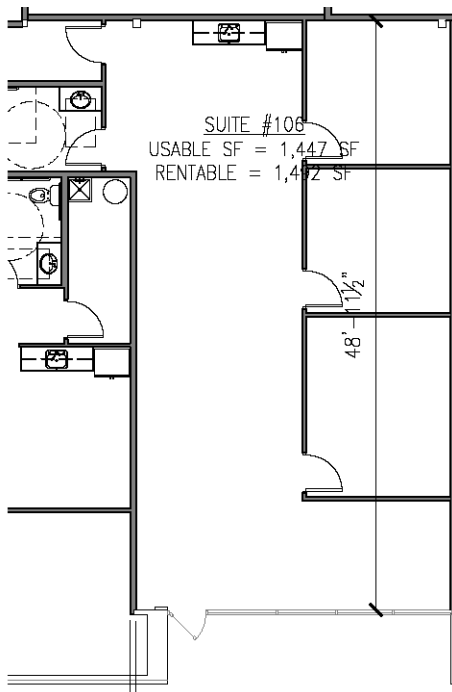
# INTERIOR RENDERINGS

For Lease  
Office Space

## Suite 104



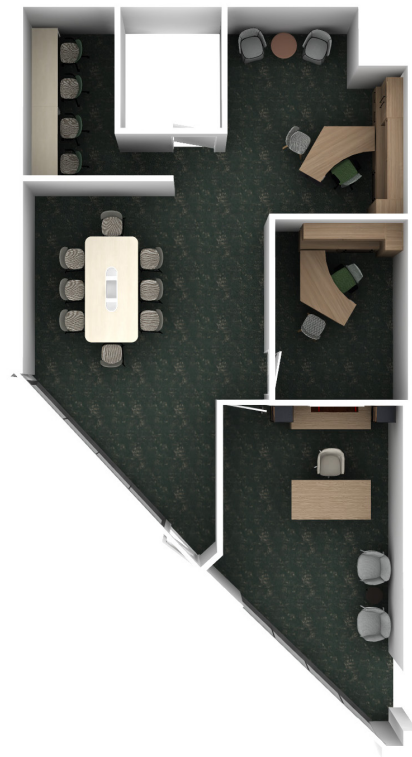
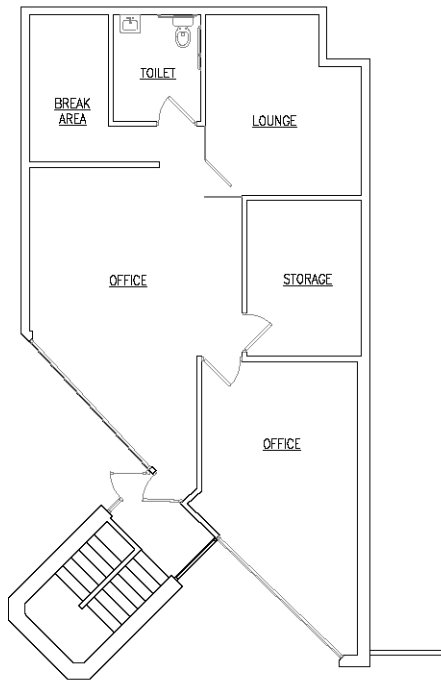
## Suite 106



# INTERIOR RENDERINGS

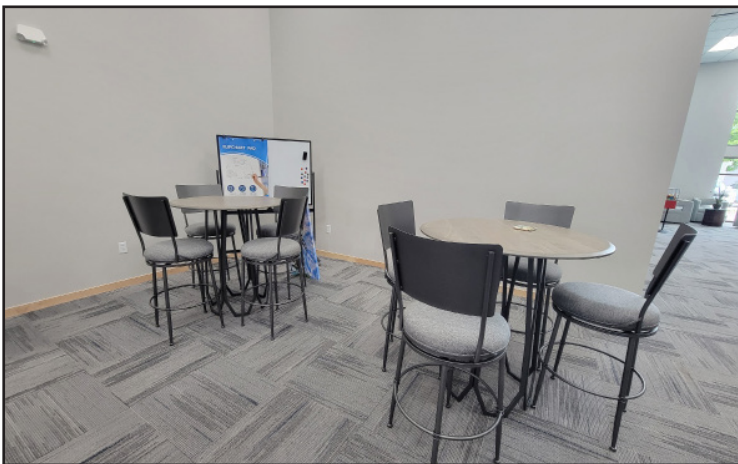
For Lease  
Office Space

## Suite 200



# CURRENT TENANT SPACE - KEYMEDIA SOLUTIONS

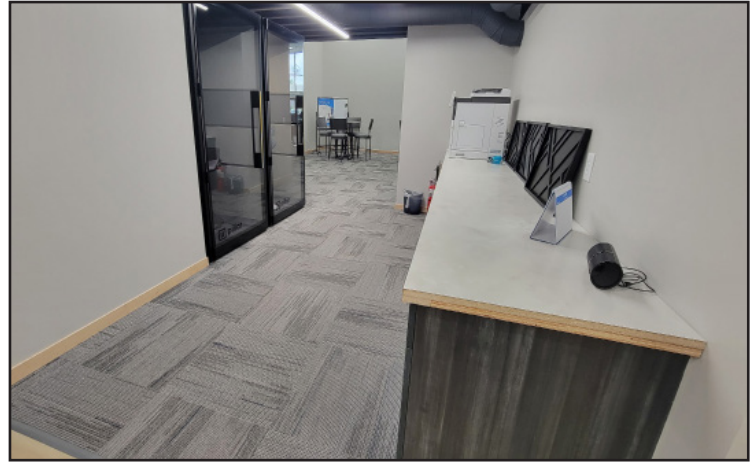
For Lease  
Office Space





# CURRENT TENANT SPACE - KEYMEDIA SOLUTIONS

For Lease  
Office Space





# CURRENT TENANT SPACE - PRIMAL

For Lease  
Office Space





# CURRENT TENANT SPACE - MONEYLION

For Lease  
Office Space





# CURRENT TENANT SPACE - PHOTOGRAPHY STUDIO

For Lease  
Office Space





# AERIAL MAP

For Lease  
Office Space

