

3936 S. Western Avenue
Sioux Falls, SD 57105

Lease Rate	\$12.00/SF NNN
Suite Size	3,686 SF

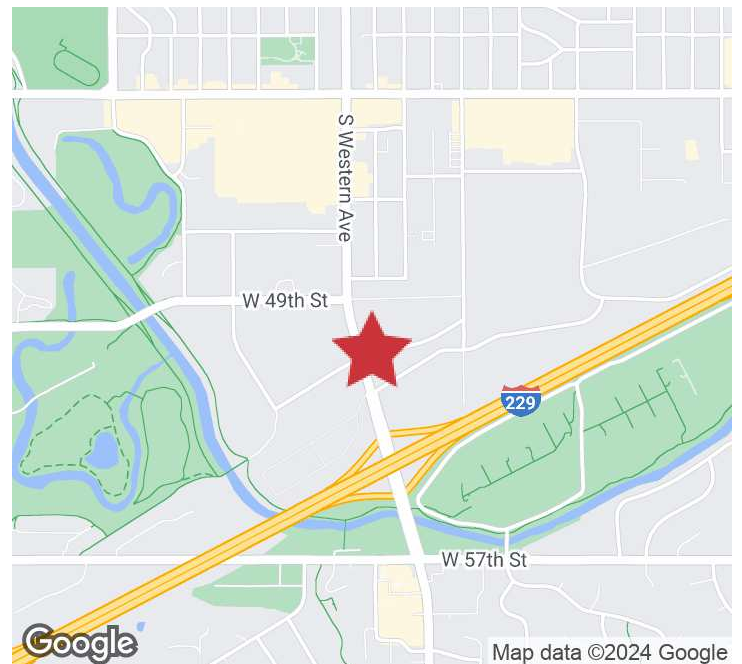
PROPERTY HIGHLIGHTS

- Versatile layout that can be used for retail or office
- Open floorplan with private offices, conference room, break room, storage room, and in-suite restrooms
- Multiple signage options - building and monument
- Great frontage on Western Avenue
- Zoning: C-2 Commercial
- Western Avenue Traffic Counts: 30,200 vpd

LOCATION DESCRIPTION

Conveniently accessible on Western Avenue between 49th Street and I-229

Area neighbors include Schoeneman's Building Materials Center, Syverson Tile & Stone, Runnings, Hotel Furniture Liquidators, LifeScape Adult Services



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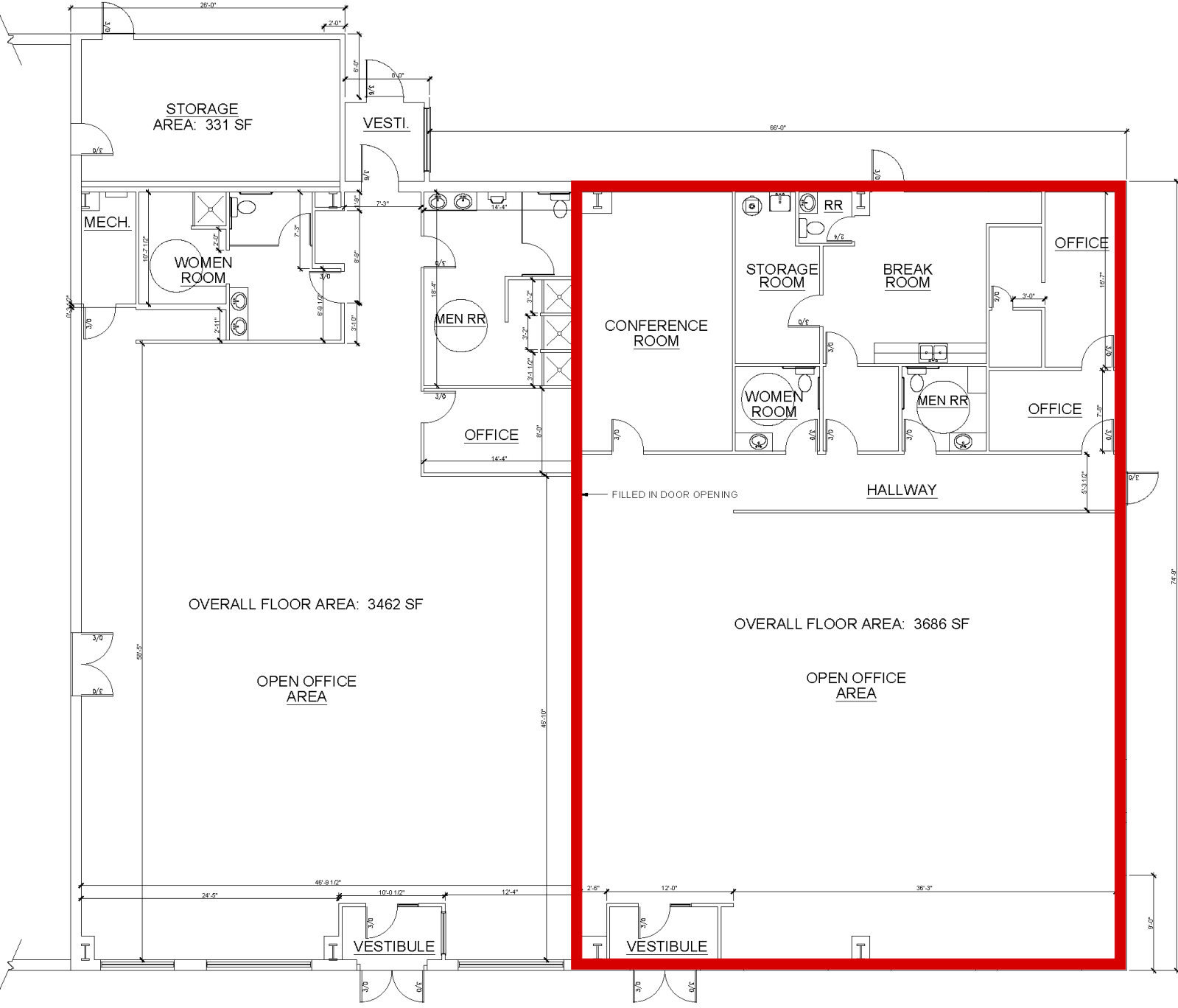
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
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FLOOR PLAN

3936 S. WESTERN AVENUE
Sioux Falls, SD 57105

FOR LEASE

Office/Retail Suite



PHOTOS

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AERIAL

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