

Oxbow Office Building

3816 South Elmwood Avenue Sioux Falls SD 57105

**FOR
LEASE**



2-Story Office Building with Elevator



SIZE

18,100 RSF

1st Floor: 8,800 SF

2nd Floor: 8,800 SF

* Can be subdivided



PRICE

\$12 PSF NNN

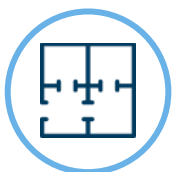
ESTIMATED NNN:

\$5.25 PSF



LOCATION

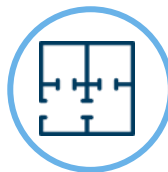
This office building is located in south central Sioux Falls and offers quick access to Interstate 229. Several lunch options nearby.



LAYOUT

1st FLOOR

Entrance with grand staircase, 8 offices, open work space, meeting rooms, conference room, private restrooms and large break room



LAYOUT

2nd FLOOR

Large windows surround a large work-space, 8 offices, storage room and private restrooms



NEIGHBORS

Sanford Health, Fisher Rounds & Associates, Runnings, Jones Eye Care, Scheels, JL Beers, Vinyl Taco, PotBelly Sandwiches, Hu Hot Mongolian Grill, South Dakota Furniture Mart

Information deemed reliable but not guaranteed.



605.361.8211 | VBclick.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



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AREA MAP



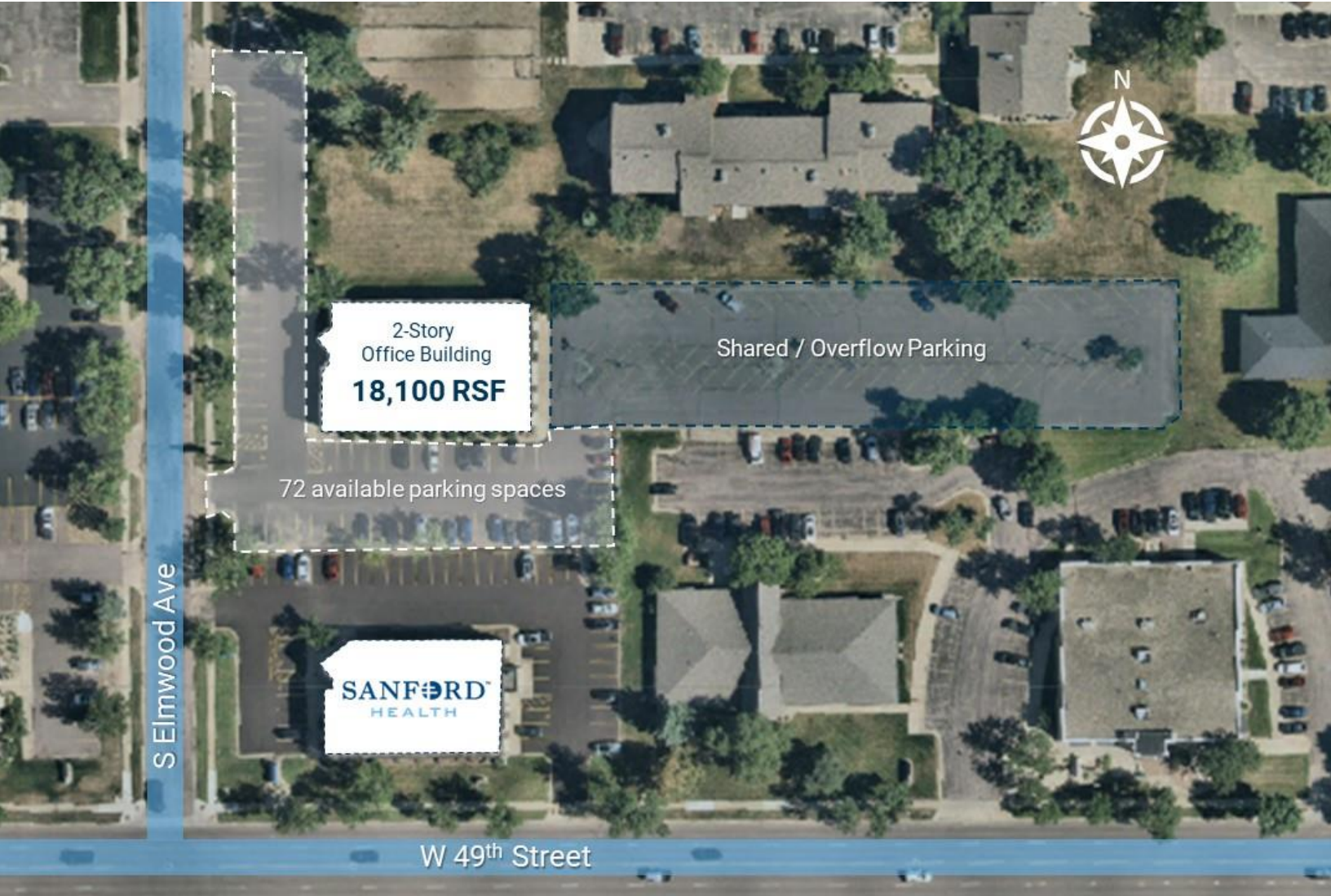
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SITE AERIAL



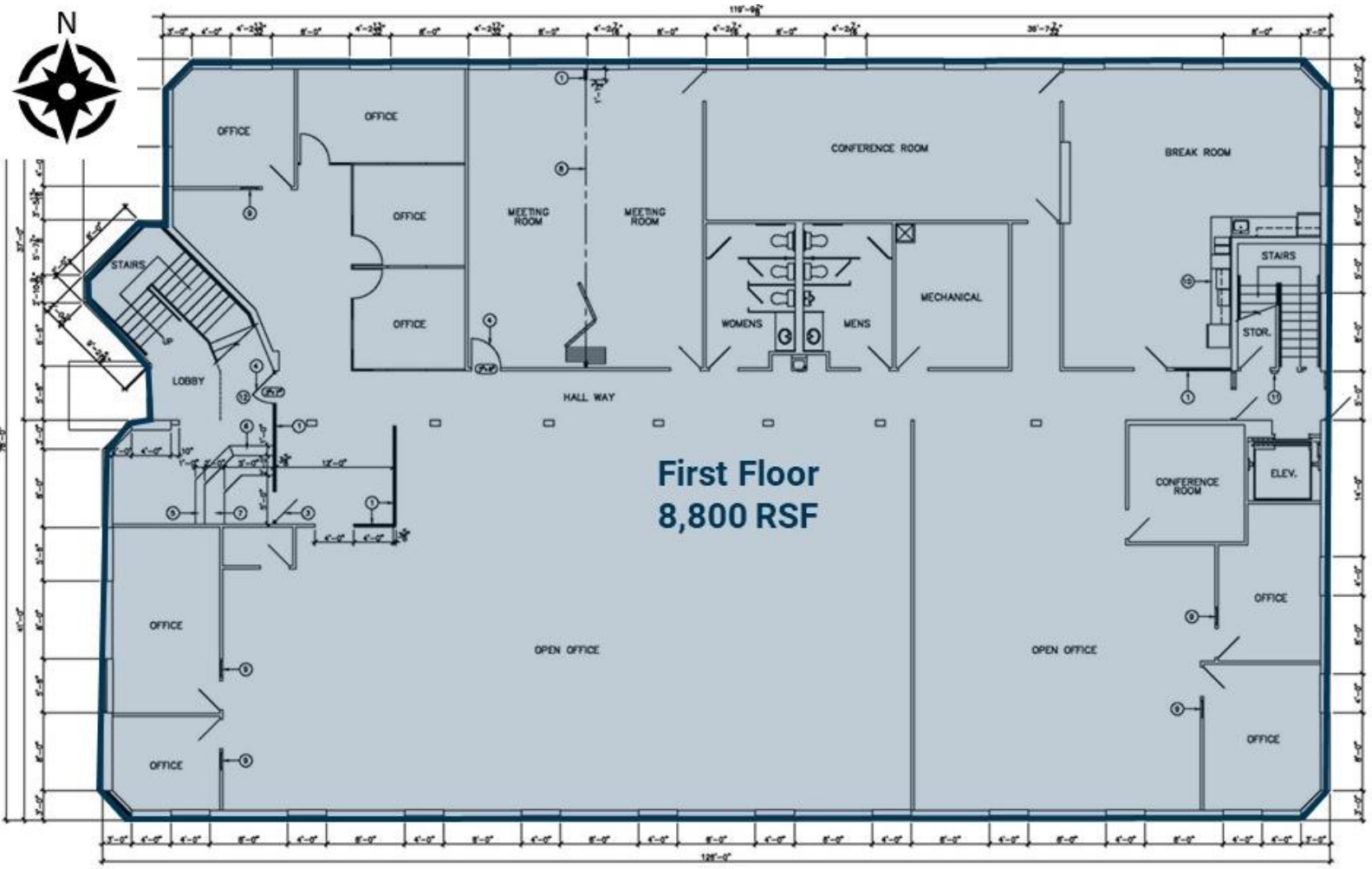
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FLOOR PLAN – 1st FLOOR



First Floor
8,800 RSF



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PHOTO GALLERY – 1st FLOOR



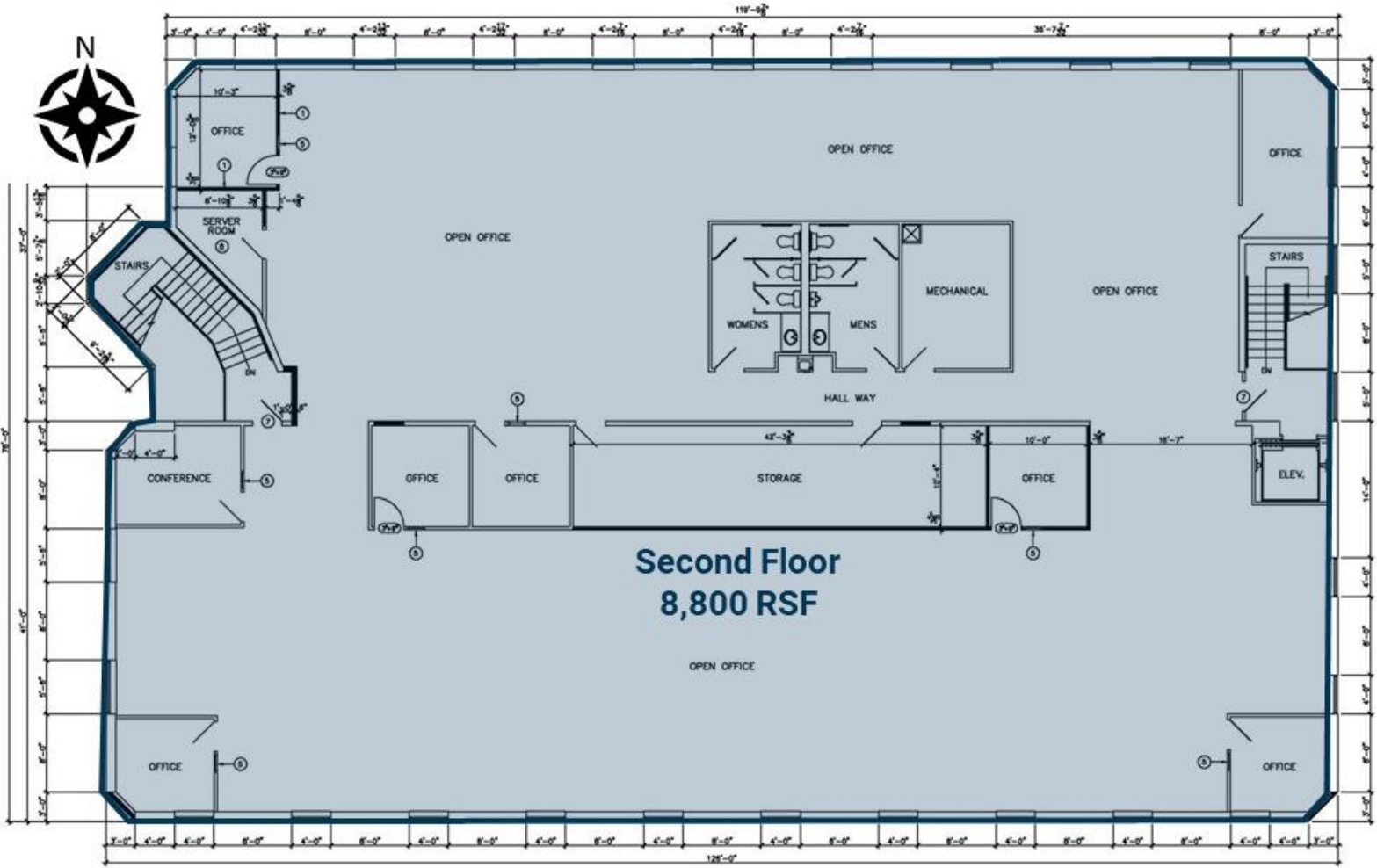
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FLOOR PLAN – 2nd FLOOR



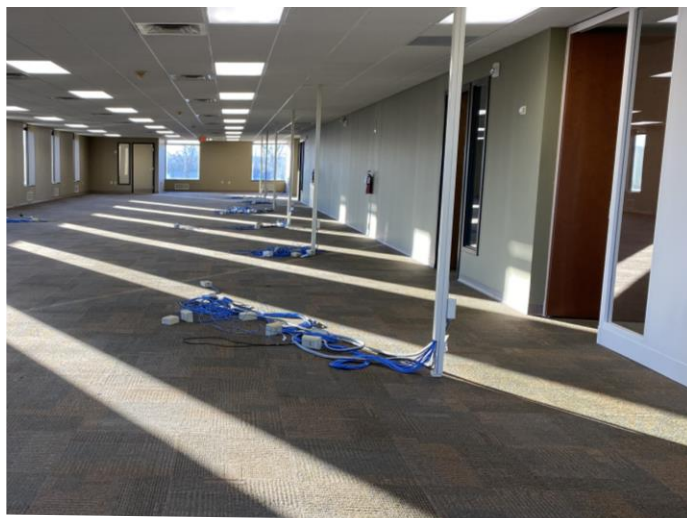
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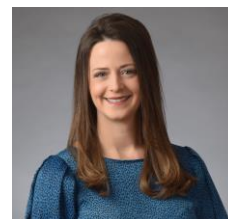
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PHOTO GALLERY – 2nd FLOOR



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