



FRYN PAN OFFICE

41st + Carolyn

Office Space Available



3215 South Carolyn Avenue
Sioux Falls, SD 57106



size

1,960 square feet



price

\$1,875 per month
(gross plus utilities)



traffic

41st Street:
21,100 cars per day



layout

Suite includes 2 executive offices, large conference room, reception area, in-suite restroom and storage.



location

Building is located just north of The Empire Mall, with nearby access to Interstate 29.



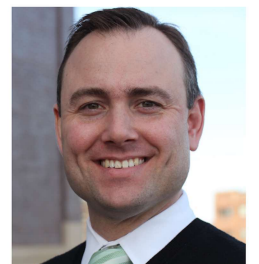
co-tenancy

Diamond Locs, Big Paws Canine, Foot Surgical Center, Fireside Lounge & Casino

Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211

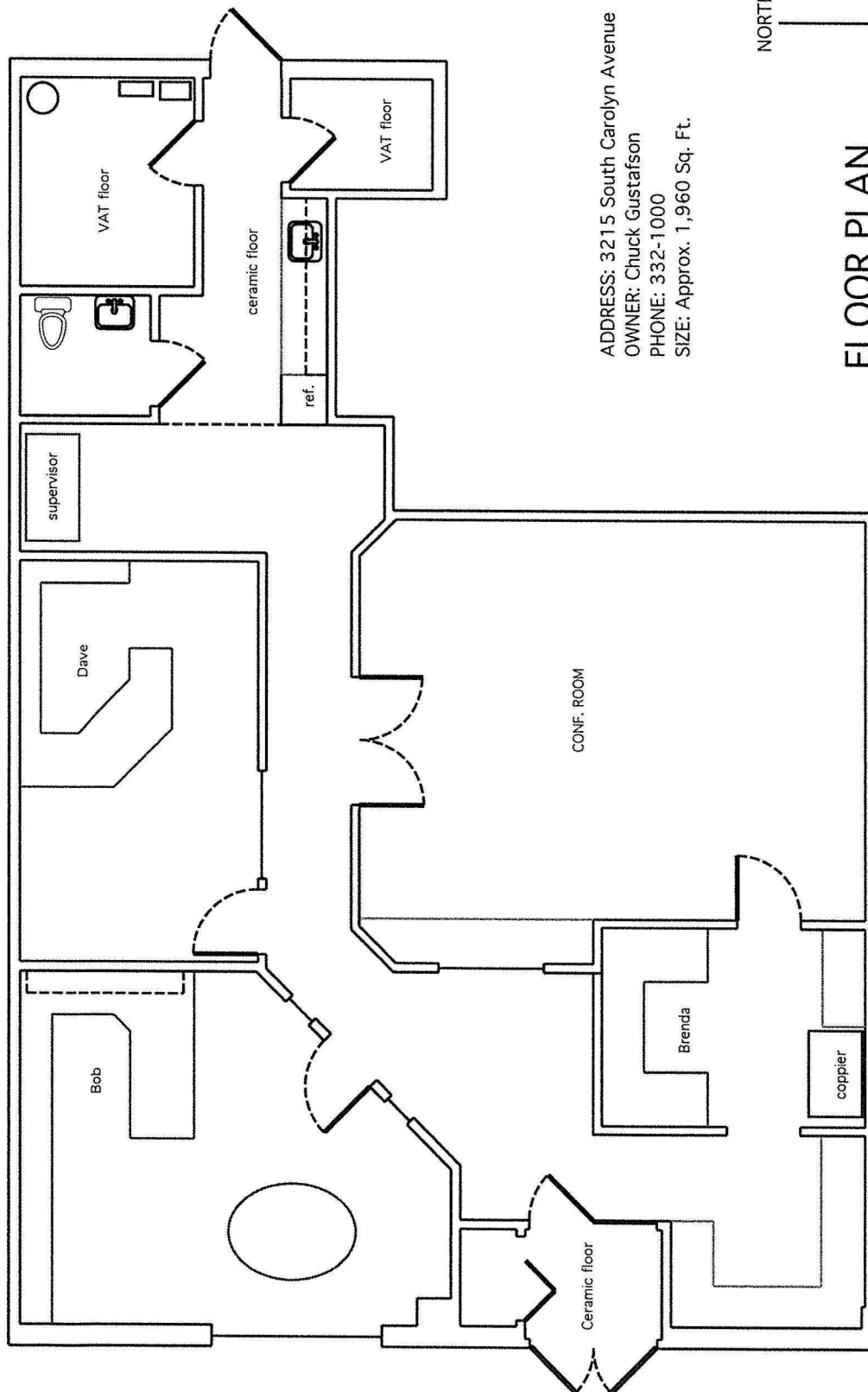


605.376.0127
Ryan@VBCLink.com



3215 South Carolyn Avenue

Property is located near West 41st Street and Interstate 29, with nearby restaurants, retail and hotels



ADDRESS: 3215 South Carolyn Avenue
 OWNER: Chuck Gustafson
 PHONE: 332-1000
 SIZE: Approx. 1,960 Sq. Ft.



FLOOR PLAN

scale: 1/8" = 1'

