



Office Space for Sub-Lease
3712 S. Western Avenue, Suite 100B
Sioux Falls, SD 57105



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Lease Rate: \$250.00/month
Lease Type: Gross

Property Information

Available Rentable Sq. Ft.:	140
Building Sq. Ft.:	9,369
Lot Size/Sq. Ft.:	34,211
Year Built:	1974
Zoning:	C-2
Occupancy:	Immediate

Property Summary

- ◇ Main floor office space for sub-lease.
- ◇ Shared reception.
- ◇ 140 sq. ft. one-room office with window.
- ◇ Possibility of expansion within the building.
- ◇ Parking outside the front door.
- ◇ Paved, on-site parking with approximately 32 spaces included handicap spaces.
- ◇ 2008 Traffic count on Western Avenue is 19,900.
- ◇ Easy access to I-299, 41st and 49th Streets.



NAI Sioux Falls

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Aerial View

