



## Oxbow II Office Building

2500 W 49th Street, Sioux Falls, SD

### Property Features

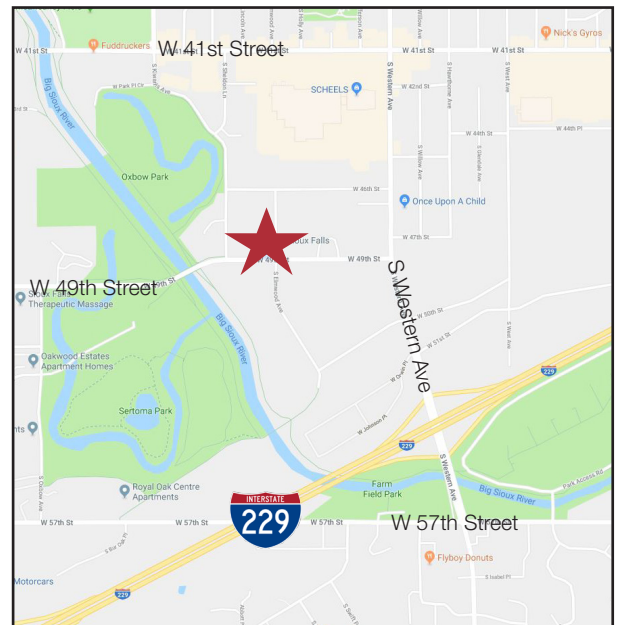
- Office space available in multi-tenant office building
- See page 2 for details
- Individual private offices
- First level
- Elevator
- Common restrooms on both levels
- Front and rear stairways
- Large tinted windows provide natural light
- New landscaping 2016
- 68 paved on-site parking spaces

### Price

- Lease price: Varies, see page 2 for details

### Location

- Located on the corner of W. 49th Street & S. Elmwood Avenue between Western & Kiwanis
- Within blocks of 41st Street retail corridor
- Close to Western Mall, Empire & Empire East
- 2017 Traffic Count is 11,900 vehicles per day



**Craig Hagen, CCIM, SIOR**

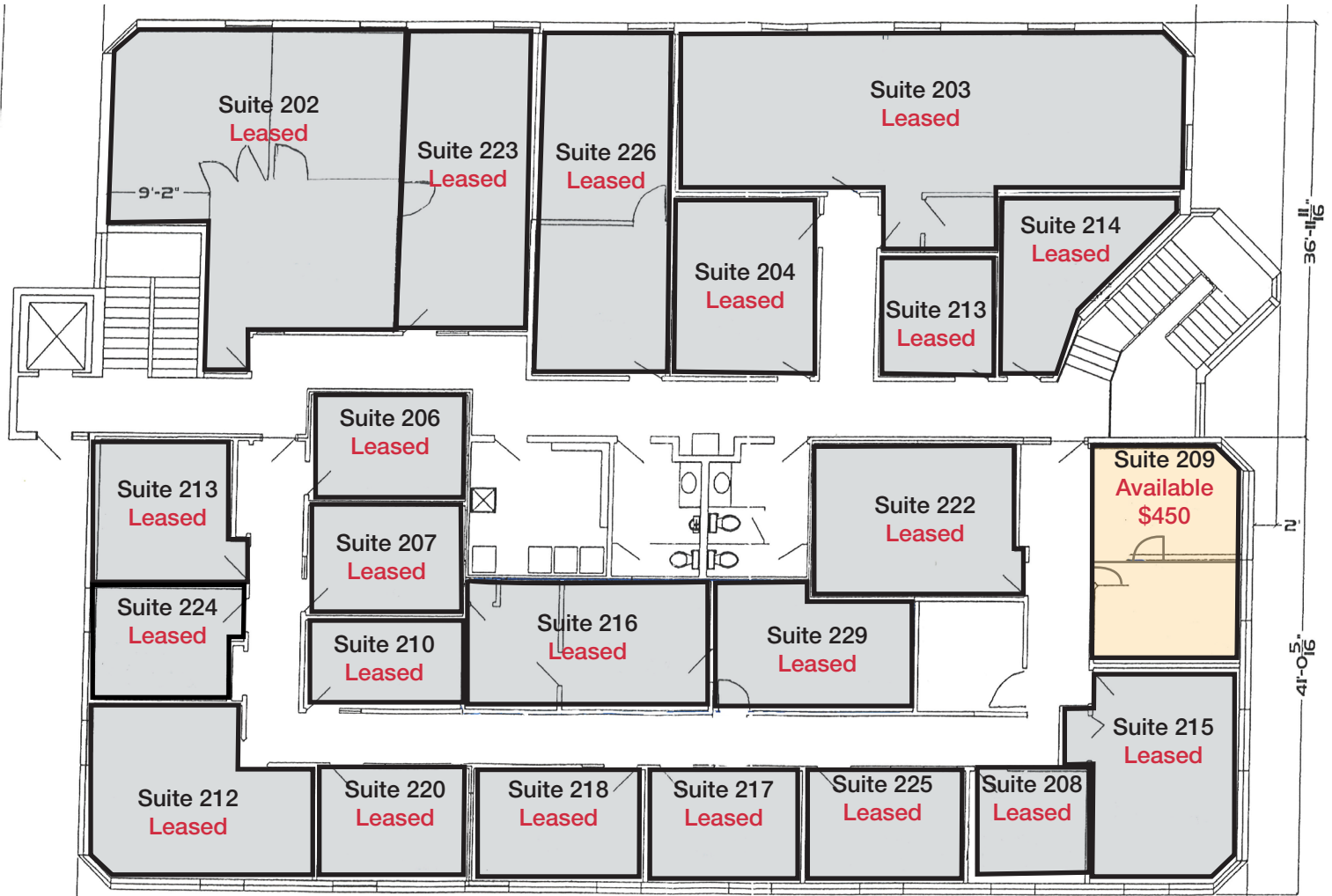
+1 605 444 7115 direct

+1 605 310 4227 mobile

chagen@naisiouxfalls.com

For Lease

## Oxbow II Office Building Sioux Falls, SD





For Lease

## Oxbow II Office Building Sioux Falls, SD

