



## 2504 W. 46th Street

Sioux Falls, SD 57105

### Property Features

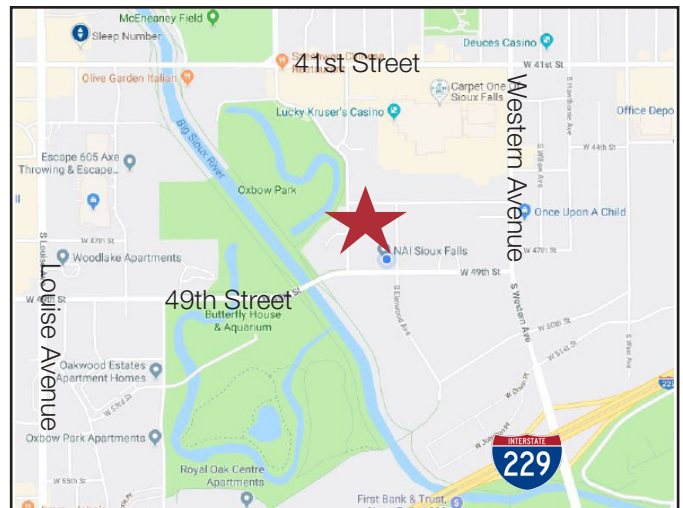
- Suite size: 3,635 sq. ft.
- Zoning: C-4
- Monument signage
- Four private offices
- Two flex spaces
- Large, open work area
- Conference room
- Storage area
- Paved, on-site parking
- New restrooms

### Pricing

- Lease rate is \$16.00/sq. ft. gross
- \$4,846.66 per month

### Location

- Located just north of 49th Street on the corner of W. 46th Street & S. Kiwanis Avenue
- Area neighbors include: Sanford Clinic, Hauge Associates, Cubby's, NAI Sioux Falls, Best Buy, Blue Stone Federal Credit Union
- Co-tenants include: Parham Chiropractic, Karsky Insurance



**Michael Martin, CCIM**

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FOR LEASE





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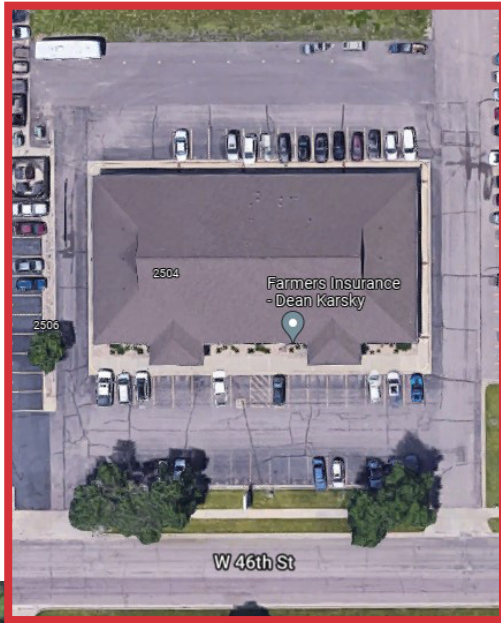


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